



# READINGS

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Sandhurst Street  
Dadby, Leicester, LE2 5AR

**£240,000**



## Sandhurst Street

Oadby, Leicester, LE2 5AR

This terraced home is a real gem — beautifully presented and ready for its new owner to simply move in and start enjoying. Perfectly positioned on this popular Oadby road, it's tucked just behind The Parade with all its shops and amenities, and even backs onto peaceful allotments. Homes like this don't stay on the market for long!

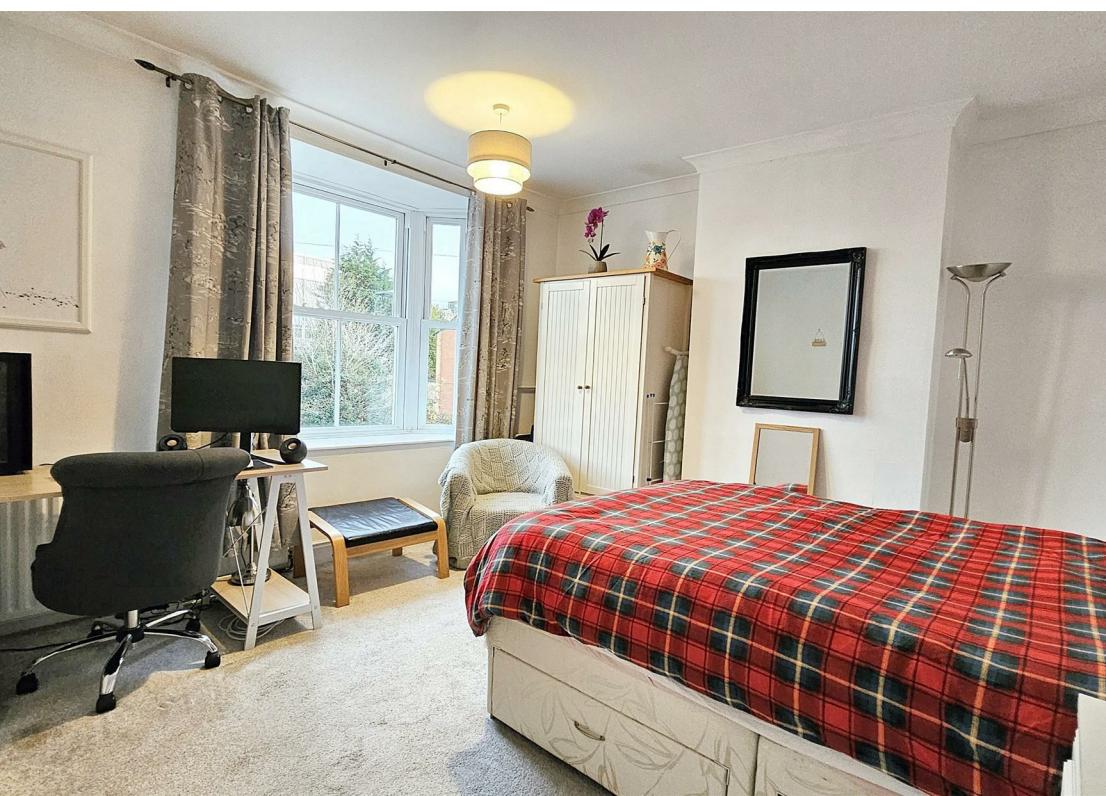
Inside, you'll find uPVC double glazing and gas central heating from a modern combi boiler. There's an inviting dining room at the front with a feature fireplace, separate lounge and a fantastic extended breakfast kitchen with a cosy sitting area overlooking the garden.

Upstairs, there are two double bedrooms, both with built-in storage, plus a bathroom featuring a four-piece suite.

The rear garden is a lovely space, with a decked area and steps down to a patio. Beyond the rear wall, there's an additional section currently used by the owner, which opens directly onto the well-kept allotments.

Parking is on the street, with resident permits available and there are pay-and-display options just a short walk away.

All in all, this is a wonderful home in a highly sought-after spot — one that's sure to attract plenty of attention. Don't wait too long to book your viewing!





## Property Information

Tenure: Freehold  
Local Authority: Oadby & Wigston  
Council Tax Band: B  
Type of Construction: Standard  
Services: The property is offered to the market with all mains services and gas-fired central heating.  
Multiple Options for Broadband/mobile phone signal.  
Flood Risk: None  
Annual Estate Management Charge If Applicable: n/a  
The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

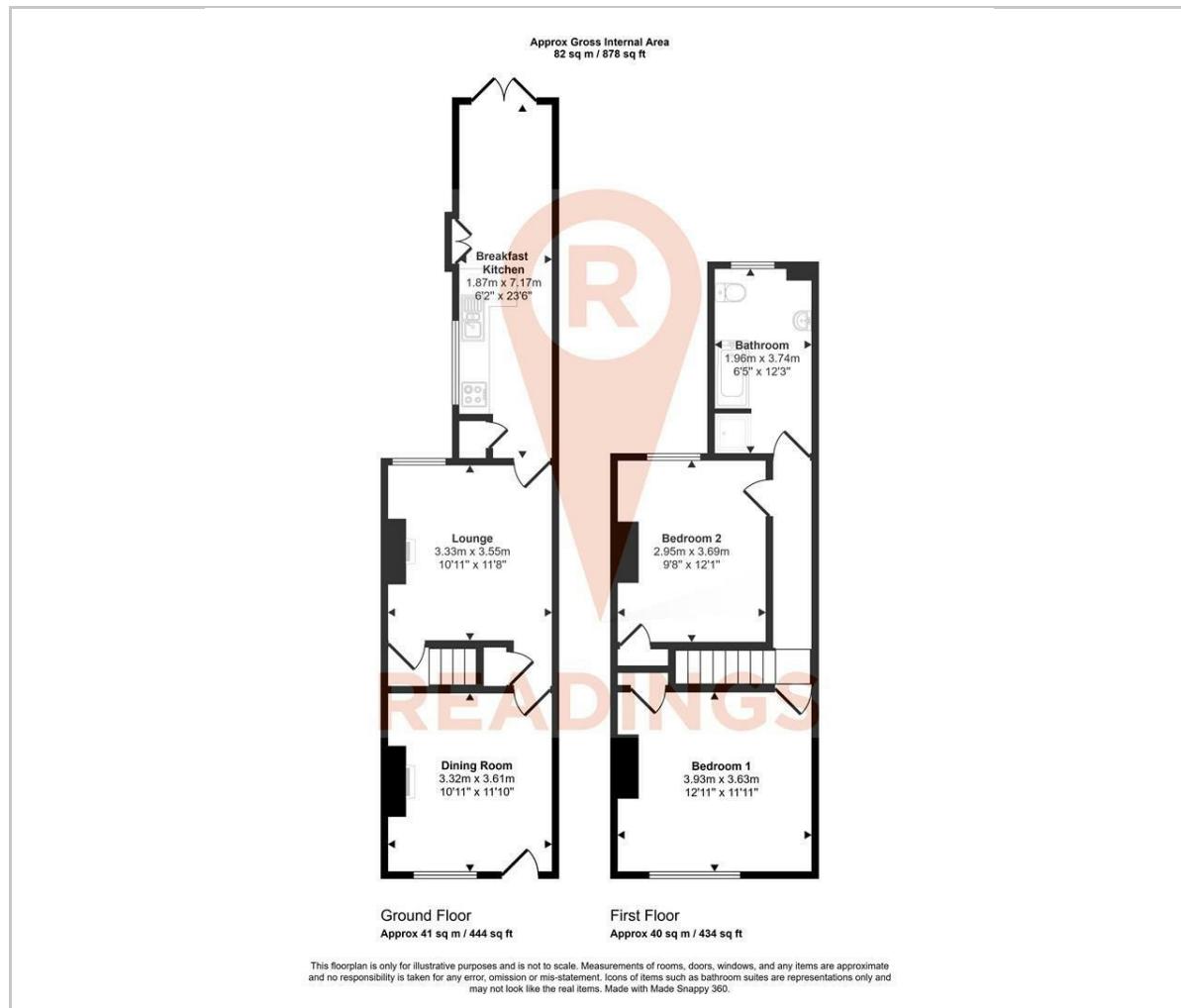
## Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale. The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

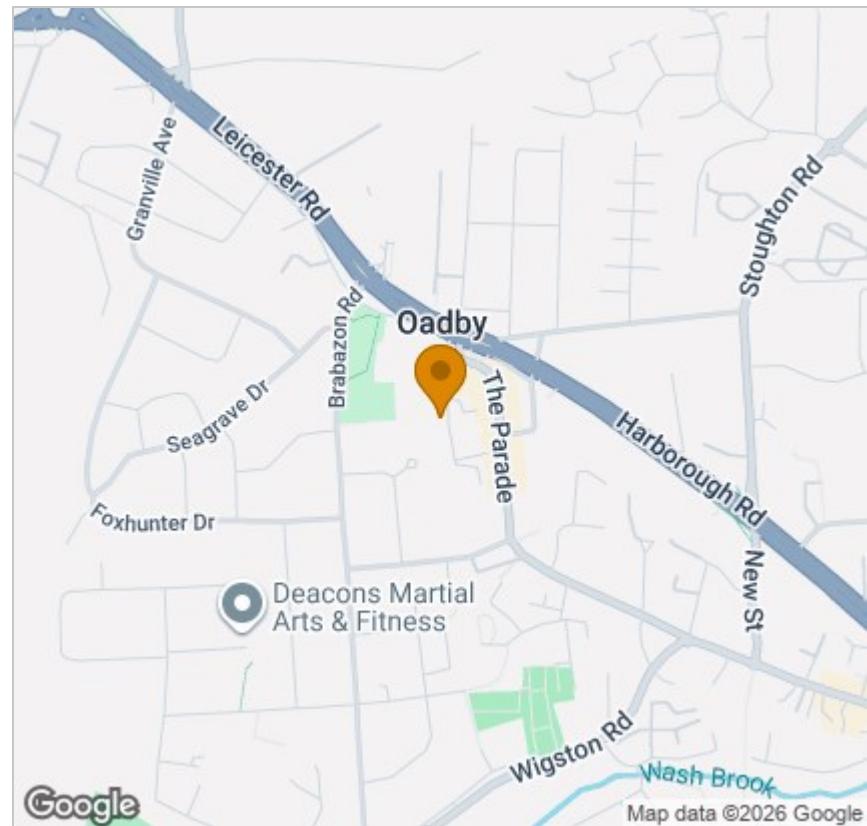
## Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

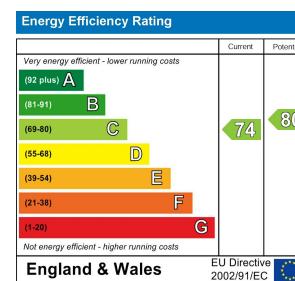
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.