



Brabazon Road, Oadby
Leicester, Leicestershire, LE2 5HH

 **NEWTON
FALLOWELL**

**Brabazon Road, Oadby
Leicester, Leicestershire, LE2 5HH
Chain Free £280,000**

Offered with the benefit of No Upward Chain, this THREE BEDROOM SEMI-DETACHED FAMILY HOME is an ideal first time buyer opportunity located within walking distance of Oadby Town Centre, Leicester LE2: Newton Fallowell Oadby are pleased to offer For Sale a property offering potential to extend and improve (STPP) being close to well regarded schools along with local shops and amenities with excellent road links to Wigston, Great Glen and Leicester City Centre. The accommodation briefly comprises porch and hallway entrance, front lounge, dining room and kitchen to the ground floor. The first floor offers three bedrooms and a bathroom. Outside there is a front driveway with carport to the side, the rear garden is spacious and private with patio area.

Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Porch & Hallway

Porch entrance leading to the inner hallway having carpet flooring, central heating radiator, store cupboard, stairs to first floor with storage beneath, window to the side aspect and doors to all rooms.

Lounge

13'3" x 11'5" into bay (4.04 x 3.50 into bay)

Front reception room having central heating radiator to bay, gas fireplace, carpet flooring and double glazed bay window to the front aspect.

Dining Room

11'6" x 12'5" (3.51 x 3.80)

Second reception room having carpet flooring, door to conservatory, central heating radiator and fireplace.

Conservatory

9'5" x 8'8" (2.89 x 2.65)

Door to the side aspect leading into the garden, windows to the front and side, carpet flooring.

First Floor Landing

Landing area having window to the side aspect, carpet flooring, loft access and doors to all rooms.

Bedroom One

13'8" x 11'0" into bay (4.18 x 3.36 into bay)

Double bedroom having fitted wardrobe storage, carpet flooring, central heating radiator and double glazed bay window to the front aspect.

Bedroom Two

12'5" x 11'0" (3.79 x 3.36)

Double bedroom having carpet flooring, central heating radiator, fitted wardrobe storage and double glazed window to the rear aspect.

Bedroom Three

8'6" x 7'5" (2.60 x 2.27)

Third bedroom having double glazed window to the rear aspect, central heating radiator and carpet flooring,

Bathroom

Fitted suite having bath, low level flush w/c, pedestal wash hand basin, part tiled walls, carpet flooring, central heating radiator, double glazed window to the front aspect.

Carport

25'4" x 7'2" (7.74 x 2.19)

Carport to the side having electric roller door to the front access, door to kitchen and access to the rear outbuildings and garden.

Outside

Paved driveway for one car, lawn with mature shrub borders and brick boundary wall. The rear garden is spacious and nicely presented, primarily laid to lawn with mature trees and shrubs with fence boundaries, shed storage and patio area.

Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

Council Tax Information

Oadby & Wigston Council - Tax Band C. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.



Thinking of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.









