



FOR SALE

2 Bed Semi-Detached House in Frome Avenue, Oadby Leicester LE2 4GB

Offers Over £250,000



PROPERTY FEATURES

- Two Bedroom Semi-Detached Home
- Scope For Extension (STPP)
- Generous Corner Plot
- Potential For ORP
- Good Sized Reception Room
- Kitchen/Diner
- Conservatory
- Ideal FTB or Investment
- Close To Amenities
- NO CHAIN!

FULL DESCRIPTION

SUMMARY

****NO CHAIN**** A superb opportunity to acquire a two-bedroom semi-detached property situated within a popular residential area on a generous corner plot with lots and lots of scope making this home an ideal first time buy or investment being conveniently placed within walking distance of local amenities, bus route and schools. The accommodation comprises: Entrance porch, lounge, kitchen/diner, conservatory, two double bedrooms and family bathroom. Outside there is generous lawned frontage and a fully enclosed rear garden with double wooden gates with the potential for off road parking.

ENTRANCE PORCH

Accessed via a UPVC front door. Door through to:

LOUNGE

13' 9" x 13' 9" (4.19m x 4.19m) UPVC double glazed windows to front and side aspect. Door through to: Kitchen/diner. Stairs rising to: First floor. Gas feature fireplace with surround. TV and telephone point. Radiator.

KITCHEN/DINER

13' 9" x 8' 5" (4.19m x 2.57m) The kitchen has a selection of fitted base and wall units with a laminate worktop over, breakfast bar and a 1 1/2 bowl composite sink with drainer. There is a high level double electric oven, electric hob, extractor, a fully integrated fridge/freezer, an integrated dishwasher and an integrated washing machine. The kitchen/diner has UPVC double glazed sliding doors through to: Conservatory, a UPVC double glazed window to rear aspect and a UPVC double glazed door out to: Garden. Laminate wooden flooring. Radiator.

CONSERVATORY

13' 3" x 9' 3" (4.04m x 2.82m) UPVC double glazed windows and door on a brick-built base. There is laminate wooden flooring and a radiator.

LANDING

UPVC double glazed window to side aspect. Doors off to: Bedrooms and bathroom. Airing cupboard housing hot water cylinder. Loft hatch access.





BEDROOM ONE

10' 8" x 10' 7" (3.25m x 3.23m) UPVC double glazed window to front aspect. Two sets of built-in wardrobes. Radiator.

BEDROOM TWO

11' 7" x 7' 7" (3.53m x 2.31m) UPVC double glazed window to rear aspect. Built-in wardrobe. Radiator.

BATHROOM

6' 4" x 5' 9" (1.93m x 1.75m) Comprising: Bath with mixer tap and electric power shower over, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Extractor. Wall tiling throughout. Radiator.

OUTSIDE

The property occupies a generous plot with sizeable front garden area, mainly laid to lawn, pathway to front door and established planting. A pedestrian gate leads through to the rear garden. The fully enclosed rear garden has multiple patio areas making the most of the sun, lawn and established planting creating privacy throughout the garden area. There are also the potential to create vehicular access/off road parking with a dropped curb off Frome Avenue (STPP).

SALES SUMMARY & MATERIAL INFORMATION

- Price : Offers Over £250,000
- Tenure : Freehold
- Length of lease : N/a
- Annual ground rent amount : N/a
- Ground rent review period : N/a
- Annual service charge amount : N/a
- Service charge review period : N/a
- Council tax band : B
- EPC Rating : Ordered
- Property type: Semi Detached House
- Property construction: Standard
- Number and types of room: Please refer to floorplan
- Electricity supply: Mains
- Water supply: Mains
- Sewerage: Public Sewer
- Heating: Gas Central Heating
- Broadband: Refer to Ofcom for broadband services
- Mobile signal / coverage: refer to Ofcom mobile coverage checker
- Parking: On Street Parking
- Building safety: No known hazards
- Restrictions: No known restrictions
- Rights and easements: No known relevant rights or easements
- Coastal erosion risk: None
- Planning permission: No known planning permissions or proposals for development
- Accessibility/Adaptations: None
- Coal field or mining area: No direct impact of any mining activity

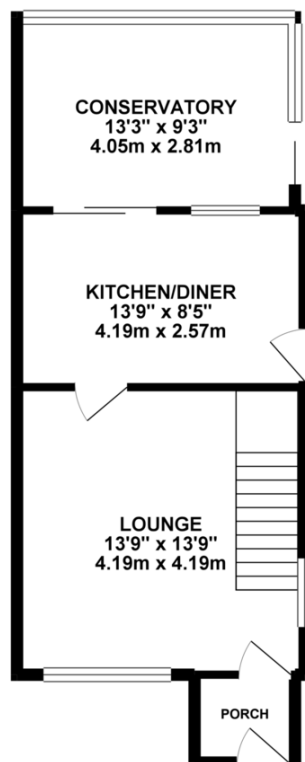




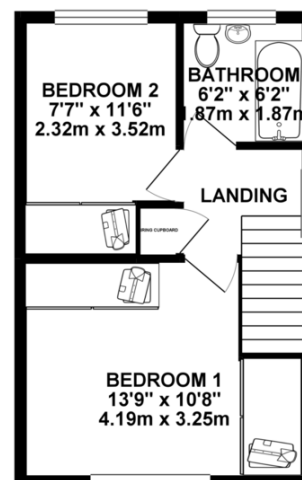
EPC – Ordered



GROUND FLOOR 447.85 sq. ft.
(41.61 sq. m.)



1ST FLOOR 305.09 sq. ft.
(28.34 sq. m.)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

