



## FOR SALE

3 Bed End Terraced House in Cartwright Drive, Oadby LE2 5HL  
£290,000

Offered with no upward chain and located in Oadby this stunning three bedroom end town house is presented to a high standard throughout. The accommodation comprises main entrance hall, open plan living room and diner, refitted kitchen, utility room, ground floor W.C, landing to three bedrooms and bathroom, front and rear mature gardens and driveway. Call Phillips George to view.



GROUND FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- End Town House
- Three Bedrooms
- Immaculate Presentation
- Refitted Kitchen
- Ground Floor W.C
- Refurbished Bathroom Suite
- Open Plan Kitchen / Diner
- Utility Room

