

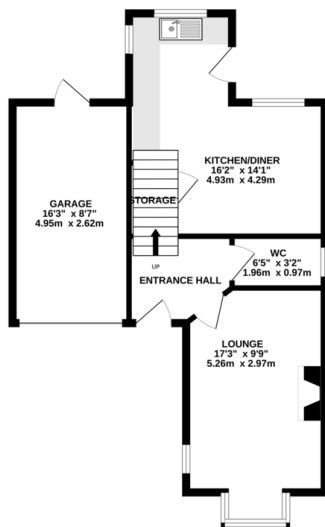
## FOR SALE

3 Bed Semi-Detached House in Wych Elm Road, Oadby LE2 4EF  
Offers Over £300,000

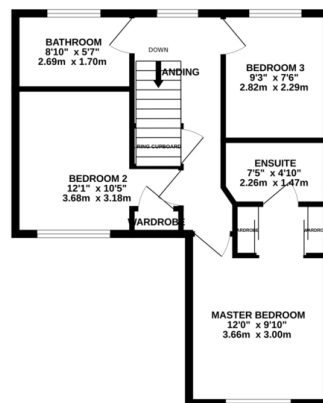
Very well presented and well proportioned semi detached family home. The location is in a highly desirable part of Oadby being close to a selection of local schools, universities, shops and road networks. The accommodation comprises entrance hall, lounge, downstairs w.c., kitchen diner, three bedrooms, en-suite and dressing room to master, family bathroom, front and rear gardens, off road parking and garage.



GROUND FLOOR



1ST FLOOR



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. Made with Hologram ©2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

- Semi Detached
- Well Proportioned
- Three Bedrooms
- En-Suite To Master
- Dressing Room
- Garage
- Quiet Cul-De-Sac
- Kitchen Diner

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

