



Ash Tree Road, Oadby Leicester LE2 5TD

welcome to

Ash Tree Road, Oadby Leicester

It's all about location! Located on the very popular Ash Tree Road is this detached family home that will have plenty of suitors. The property is available with no upper chain and we feel the offers will be flying in on this great home. Properties like this don't come up that often.

Front Garden

Grass and driveway

Lounge

Double glazed window and central heating.

Kitchen

Central heating and double glazed window. Fitted kitchen with integrated gas hob/oven and extractor fan

Utiliy Room

Washing machine point and boiler.

Bedroom 1

Double glazed window, central heating and fitted wardrobes.

Bedroom 2

Double glazed window, central heating and fitted wardrobes

Bedroom 3

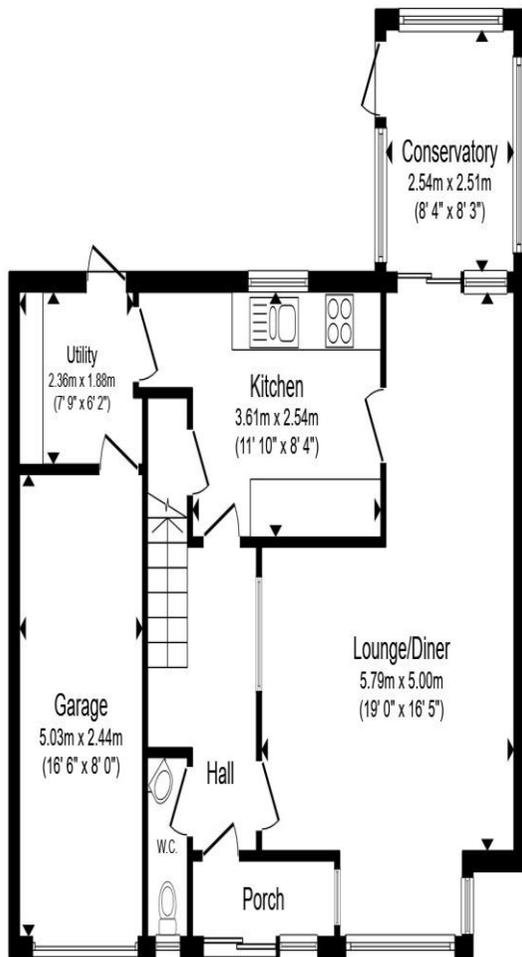
Central heating and double glazed window.

Bathroom

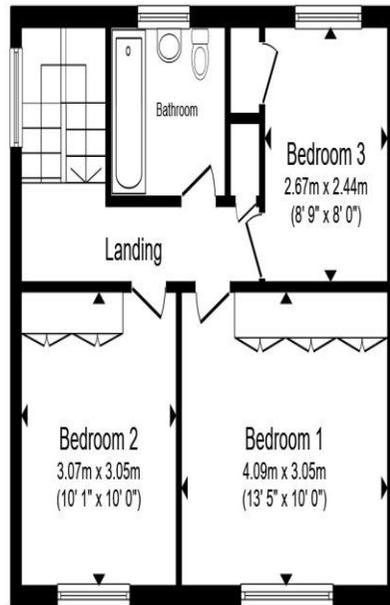
Double glazed window, central heating, w/c, sink and bathtub.

Raer Garden

Patio area, grass and wooden fencing



Ground Floor



First Floor

Total floor area 113.5 m² (1,222 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Ash Tree Road,
Oadby Leicester

- Entrance Hall with WC
- Lounge Diner & Conservatory
- Kitchen & Utility
- Three Bedrooms & Bathroom
- No Upper Chain

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£375,000



check out more properties at williamhbrown.co.uk



Property Ref:
OAD108571 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



0116 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



williamhbrown.co.uk