



Oban Street

Newfound Pool, Leicester, LE3 9GB



Oliver Rayns
ESTATE AGENTS

A beautifully presented Victorian terraced property offering two double bedrooms, spacious reception rooms, and modern kitchen and bathroom. With a walled courtyard to the rear, this is an ideal first time purchase or investment.



- Victorian Terraced Property
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Courtyard Style Outside Space
- Ideal First Purchase Or Investment
- Close To City Centre





Property

Entering the property via a timber door which gives access to the first, well-lit reception room which benefits from a bay window. The second, spacious reception room with staircase rising to the first floor leads through to the modern galley kitchen which is fitted with cream wall and base units and timber effect worksurface encompassing an oven and four ring electric hob. The utility area is accessed off the kitchen and offers space for additional appliances.



To the first floor are two double bedrooms with ample space for free standing furniture and a large, tiled three piece bathroom suite with shower over bath.

Outside

The front of the property is set behind a low level brick wall with gate access while to the side is secure gated alleyway with access to the rear yard. On road parking is available.

To the rear of the property is a gravel yard with part brick wall part timber fencing surround. There is a timber shed on hardstanding and space for outdoor furniture.

Location

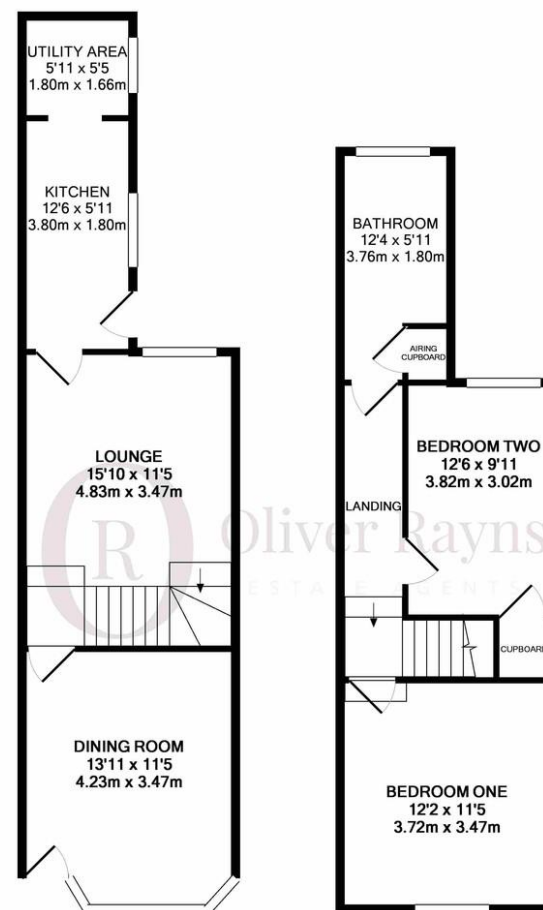
The property is located in the Newfoundpool area of Leicester, sandwiched between Groby Road (A50) and Hinckley Road (A47), offering excellent transport links into Leicester City Centre, and the M1/M69 motorway network for further afield travel. Supermarkets and convenience stores are found within walking distance along with a social club.

The cosmopolitan city of Leicester lies less than a mile away providing an abundance of bars and eateries along with the thriving Highcross Shopping Centre. Leicester's railway station offers direct links with London St Pancras as well as a fast service to Nottingham and Birmingham.

Viewings and Directions

Strictly by appointment only through the sole agent Oliver Rayns.

Postcode for Sat Nav: LE3 9GB

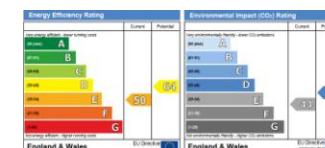


GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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All measurements are approximate.

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