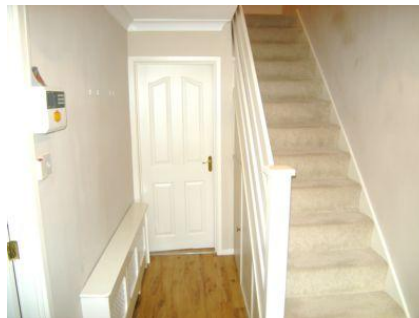


Asking price of £149,950
Nene Court, Oadby, LE2



- 3 BEDROOMS
- GAS CENTRAL HEATING
- TOWN HOUSE
- OADBY CATCHMENT
- GARAGE
- DOUBLE GLAZING THROUGHOUT

Oadby Estates are very proud to offer the market this modern three bedroom town house. Includes; combination boiler with gas central heating and UPVC double glazing throughout. This property comprises of convenient living space including; entrance hall, lounge, kitchen diner, three bedrooms, family bathroom and loft storage area. Gardens to the front and rear and a garage also add benefit to the property, which is in ideal location for Oadby school catchment and will be of interest to first time buyers, families and investors. Nene court is a must see.



Registered Office
5 Stoughton Road
Oadby
Leicester
LE2 4DS

T : 0116 271 36 00
F : 0116 271 36 58
E : info@oadbyestates.co.uk
W : www.oadbyestates.co.uk

The accommodation comprises of

UPVC Double Glazed Door Leading to

Entrance Hall

Upon entering the property, you will be presented with laminate flooring, radiator with decorative cover, storage cupboard below the staircase and entrances to both the lounge and the kitchen diner.

Lounge

12'1" x 11'0" (3.68m x 3.35m)

This comfortable lounge comprises of carpeted flooring with radiator, UPVC double glazed window with views to the front aspect of the property, gas fire with built in stone surround covered by a gloss finished wooden surface. Points for utilities such as telephone and television aerial also fitted.

Kitchen Diner

17'3" x 11'3" (5.26m x 3.43m)

This living space comprises of a contemporary fitted kitchen with both base and wall units, in addition, there is a built in breakfast bar as an accompaniment to the dining area. Both areas have wood style laminate flooring and space for kitchen appliances such as fridge freezer, washing machine, gas oven/hob and microwave. UPVC Double glazed door to the garden and double glazed window with views to the rear aspect of the property.

Carpeted stairs leading to

First Floor

Includes carpeted flooring, airing cupboard where the combination boiler is located. Access to the loft storage space can be gained from this area.

Bedroom 1

11'1" x 8'5" (3.38m x 2.57m)

The master bedroom comprises of carpeted flooring, fitted wardrobes, radiator and UPVC double glazed windows with views to the front aspect of the property.

Bedroom 2

11'2" x 10'11" (3.40m x 3.33m)

This double bedroom is also carpeted with radiator and UPVC double glazed windows with views to the rear aspect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC





General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Registered Office
5 Stoughton Road
Oadby
Leicester
LE2 4DS

T : 0116 271 36 00
F : 0116 271 36 58
E : info@oadbyestates.co.uk
W : www.oadbyestates.co.uk