







Brabazon Road, Oadby

Tenure: Freehold

- For sale by Modern Auction – T & Cs apply.
- Detached garage & driveway
- Gas central heating & Double glazing
- Close to schools & parks
- Internal Viewing Highly recommended
- Three bedrooms
- Buyer Information Pack available
- Subject to a hidden Reserve Price
- Auction fees apply

Auction Guide £200,000

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Brabazon Road, Oadby

DESCRIPTION

Modern Method of Auction-No Upward Chain – Three Bedroom Home – Oadby Location – Garage & Driveway – Scope to Improve –

Property is offered for sale through the Modern
Method of Auction which is operated by iamsold Limited. this well-proportioned three-bedroom home presents an exciting opportunity for first-time buyers, growing families or investors looking to secure a home in the ever-popular area of Oadby. With off-road parking, a detached garage and excellent potential to personalise, this is a property ready to become a wonderful long-term home.

Step inside and you're welcomed by a bright entrance hallway leading to a spacious lounge, which flows effortlessly into the dining room to create a fantastic space for everyday family life and entertaining. The fitted kitchen enjoys direct access to the rear garden and is complemented by a useful utility area, while there is excellent potential to reconfigure the layout to create a contemporary open plan kitchen-dining space, subject to any necessary approvals.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families, guests or home working. A family bathroom with shower over the bath and a separate WC add everyday practicality.

Outside, the enclosed rear garden is mainly laid to lawn with a patio seating area, offering the perfect place to relax, entertain or enjoy time outdoors. Rear access leads to the detached garage and driveway, providing off-road parking.

Ideally positioned close to local shops, highly regarded schools, supermarkets, parks, the leisure centre and everyday amenities, the property also enjoys excellent road and public transport links to Leicester city centre, Fosse Park Retail Outlet and surrounding motorway networks.



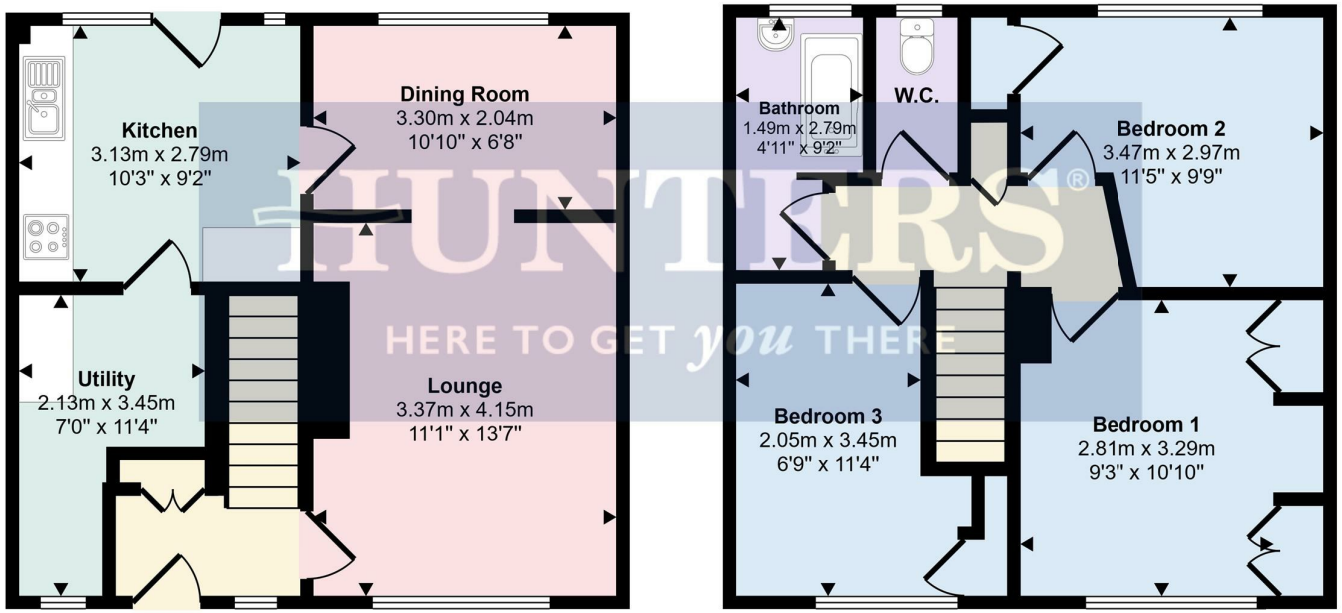






Council Tax: B

Approx Gross Internal Area
84 sq m / 905 sq ft



Ground Floor
Approx 42 sq m / 453 sq ft

First Floor
Approx 42 sq m / 453 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

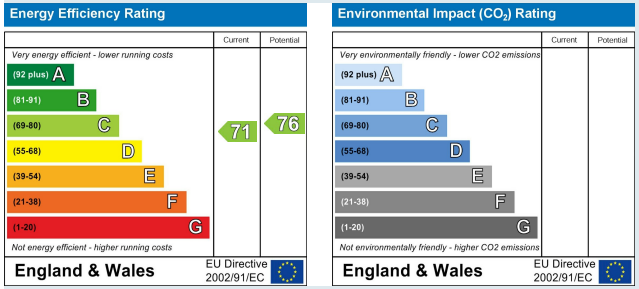
Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 0116 366 0660 Email:
wigston@hunters.com https://www.hunters.com

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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