



134 Glen Road, Oadby, Leicester LE24RF

MOORE
& YORK



Property at a glance:

- Established Detached Bungalow
- Excellent Potential
- Two/Three bedrooms
- Lounge, Dining Room/Study & Conservatory
- Shower Room & Bathroom
- Large Plot
- No Onward Chain
- Sough After Location

Offers Over £325,000 Freehold



Established two/three bedroom detached bungalow standing on a generous plot situated set back from the road on the edge of the popular and sought after Town of Oadby which offers its own community atmosphere including highly rated schooling, leisure and shopping facilities. The property requires upgrading but offers exceptional potential and is being sold with no upward chain. The centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, lounge, dining room/study, conservatory, kitchen, utility/WC, two double bedrooms and four piece bathroom with a further loft bedroom with en-suite shower room and stands grounds comprising parking, garage and lawns to front with a further large garden area to rear.

DETAILED ACCOMMODATION

Glazed door leading to;

ENTRANCE PORCH

Hardwood and glazed door leading to;

ENTRANCE HALL

Double radiator under stairs cupboard.

LOUNGE

19' 10" x 12' 0" (6.05m x 3.66m) Double radiators, UPVC sealed double glazed windows, UPVC sealed double glazed sliding patio door leading to;



CONSERVATORY

9' 2" x 6' 8" (2.79m x 2.03m) UPVC sealed double glazed windows and French doors to rear garden.

DINING ROOM/STUDY

12' 11" x 11' 11" (3.94m x 3.63m) UPVC sealed double glazed window, radiator, enclosed stairs leading to loft bedroom.

KITCHEN

16' 3" max x 11' 5" (4.95m x 3.48m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, wall mounted gas boiler, UPVC sealed double glazed window and door to side aspect, fitted.





UTILITY ROOM/WC

9' 2" x 6' 8" (2.79m x 2.03m) Sink unit with utility space under with plumbing for washing machine, eye level cupboards, low level WC.

BEDROOM 1

11' 11" x 11' 1" (3.63m x 3.38m) Radiator, UPVC sealed double glazed circular bay window to front aspect, fitted wardrobes.

BEDROOM 2

11' 11" x 11' 1" (3.63m x 3.38m) Radiator, UPVC sealed double glazed circular bay window to front aspect

BATHROOM

7' 11" x 5' 6" (2.41m x 1.68m) Four piece suite comprising tiled shower cubicle, paneled bath, pedestal wash hand basin and low level WC, double radiator, tiled throughout.

LOFT BEDROOM

11' 11" x 11' 0" (3.63m x 3.35m) Radiator, UPVC sealed double glazed window, eaves wardrobe, open plan aspect to;

SHOWER ROOM

Three piece suite comprising tiled shower cubicle, Vanity sink and low level WC, UPVC sealed double glazed window, built in cupboard.

OUTSIDE

Block paved parking to front leading to detached single garage. Evergreen screening with central ornamental gate with access to front lawns with evergreen and floral borders. Large rear garden comprising patio and lawns with well stocked evergreen borders with rear greenhouse and garden shed.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

EPC RATING

TBC

COUNCIL TAX BAND

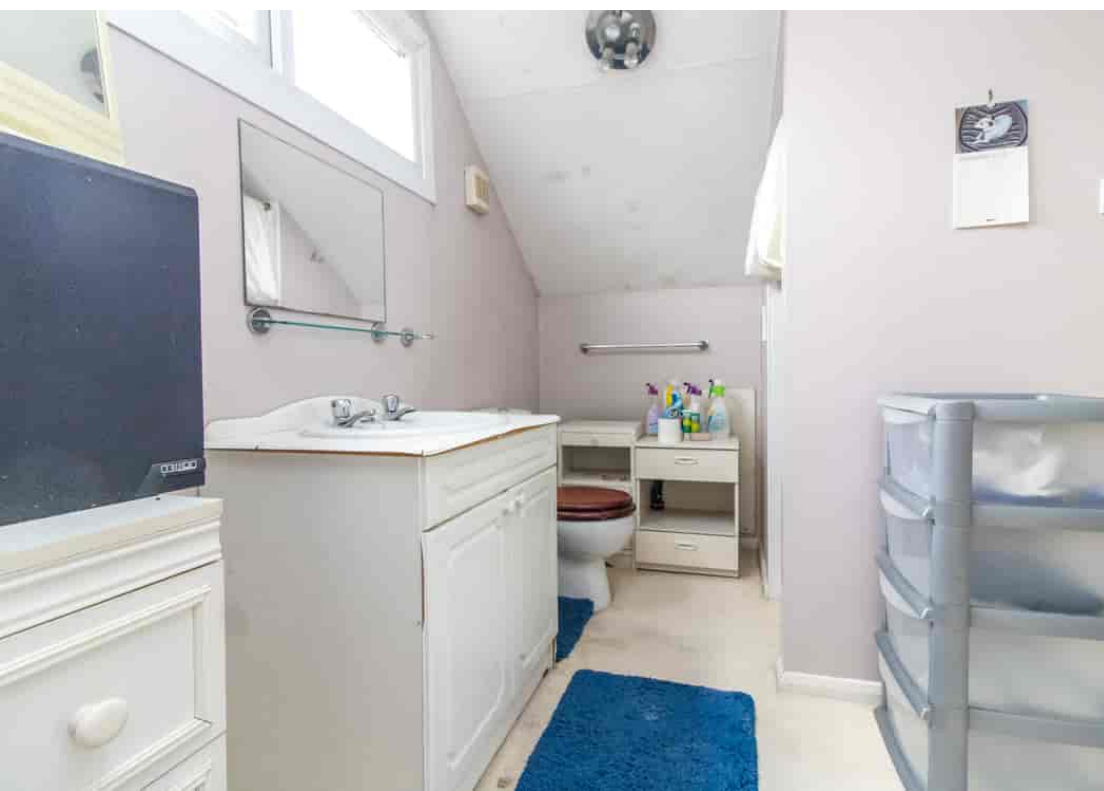
Oadby & Wigston D

TENURE

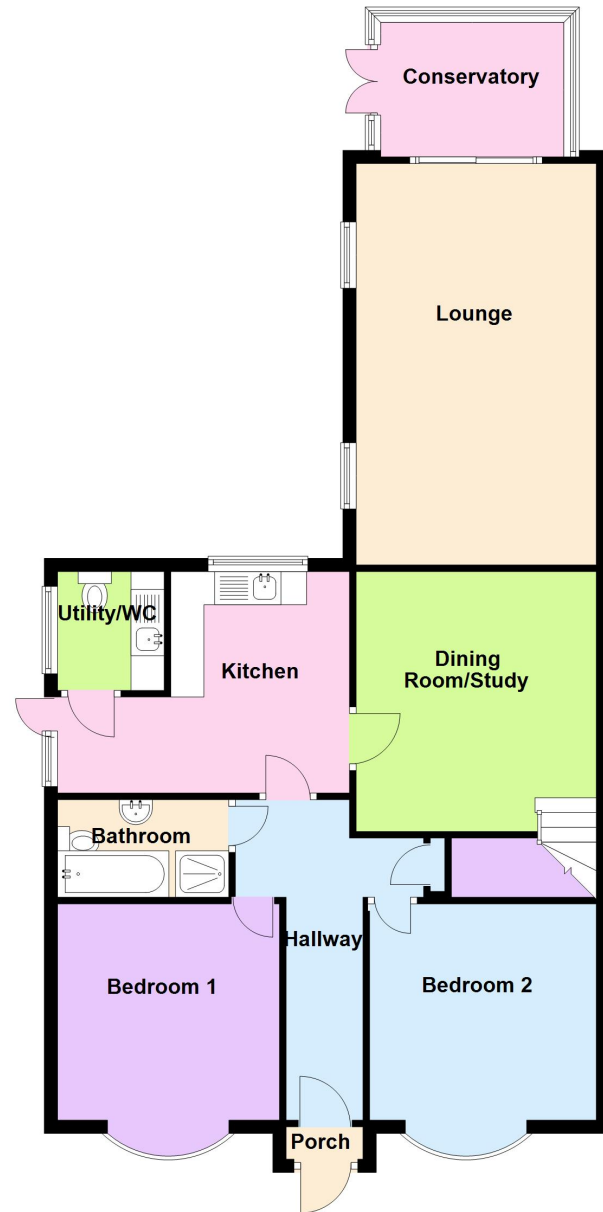
Freehold

IMPORTANT INFORMATION

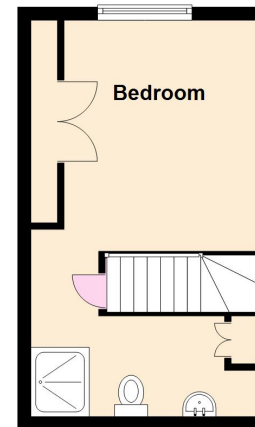
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

