



26 Spencer Street, Oadby, Leicester, LE2 4DP

Offers Over **£250,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Spencer Street

Oadby, Leicester

Spacious three-bed townhouse in central Oadby, near shops and schools. Features garage, driveway, large garden, and scope to extend (STPP). No chain. Ideal for families or investors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

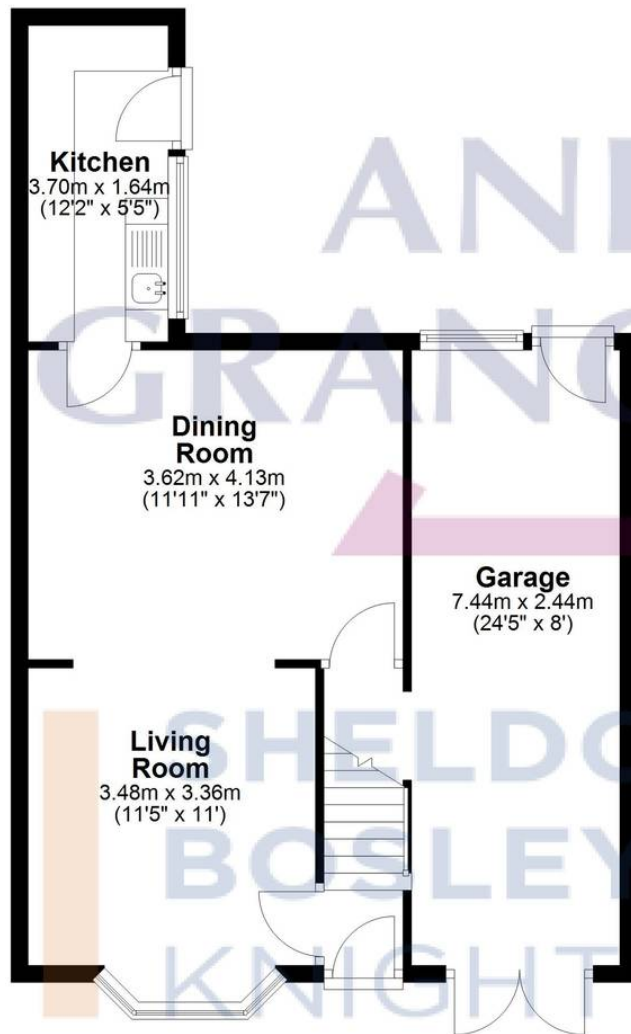
- Spacious three-bedroom townhouse
- Approximately 1,300 sq ft of accommodation
- Large through lounge and dining room
- Fitted kitchen with garden access
- Integral garage with power and lighting
- Private driveway providing off-road parking
- Generous rear garden with excellent potential
- Scope to extend or further develop (subject to planning permission)
- Walking distance to The Parade and local amenities
- Offered for sale with no onward chain





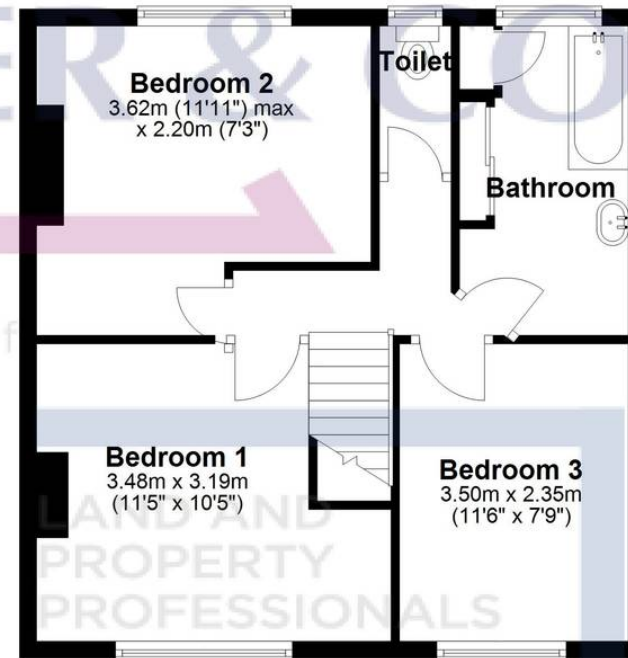
Ground Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 98.4 sq. metres (1058.7 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

41c The Parade, Oadby, Leicester, LE2 5BB

01162429922 · oadbysales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk

Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.