



## 49 Ash Tree Road, Oadby

Offers Over **£375,000**



Part of



## 49 Ash Tree Road

Oadby, Leicester

SPACIOUS THREE DOUBLE-BEDROOM SEMI  
DETACHED FAMILY HOME | SOUTH-FACING  
GARDEN | TANDEM GARAGE | EXCELLENT  
POTENTIAL

Council Tax band: C

Tenure: Freehold

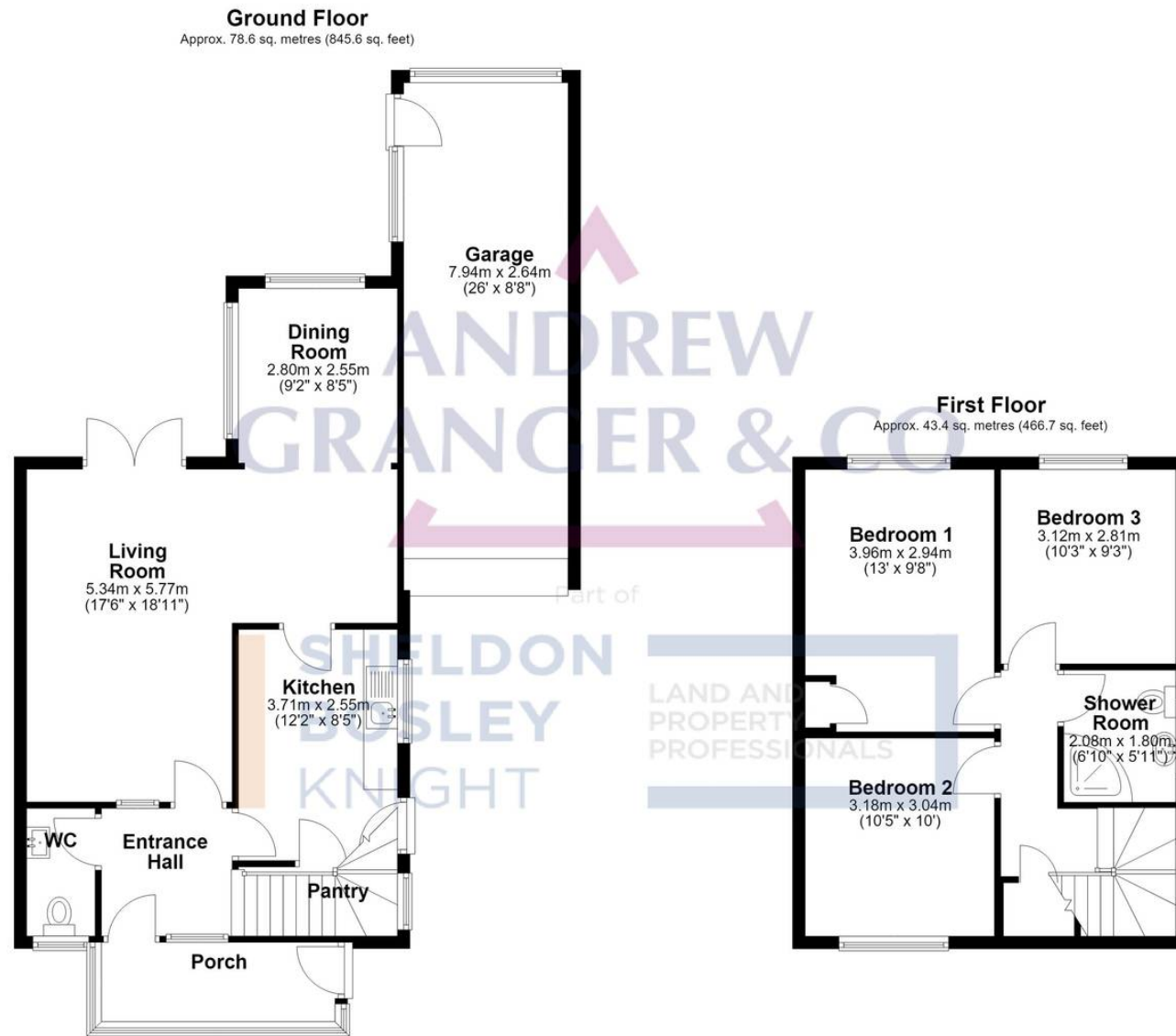
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious three-bedroom semi-detached family home
- Sought-after residential location close to schools
- Generous lounge with excellent natural light
- Three well-proportioned bedrooms
- Private and enclosed rear garden
- Driveway providing off-road parking
- Potential to extend, subject to the necessary planning permissions
- Convenient access to Leicester city centre and major road links







Total area: approx. 121.9 sq. metres (1312.3 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)

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### 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.