

E A Lane & Sons

Chartered Surveyors

Established 1905



185 GLEN ROAD, OADBY, LEICESTERSHIRE, LE2 4RJ

GUIDE PRICE £210,000



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100 Regent Road, Leicester, LE1 7DG

185 GLEN ROAD, OADBY, LEICESTERSHIRE, LE2 4RJ

A rare opportunity to purchase an attractive detached property situated on the outskirts of Oadby occupying a large sized plot with rear garden in excess of 100ft with further development potential.

The property is currently in need of refurbishment and provides opportunity to extend and create a large family home.

185 Glen Road is within easy reach of Oadby's highly regarded schools including Beauchamp College and is also within easy reach of Oadby Town Centre. Further amenities are also within easy reach such as Leicester Schools, Glen Gorse Gold Club, Leicester Town Centre and Leicester Railway Station.



ACCOMODATION

Entrance Hall

With double glazed front porch, stairs to landing.

Open Plan Kitchen Dining Room

With double glazed window to rear, wall and base kitchen units, solid fuel burning multi stove.

Living Room

With double glazed window to front, original feature fireplace.

Utility Room

With double glazed window and door to rear, sink and drainer unit, plumbing for washing machine.

W/C

With low level W/C.

Bathroom

With double glazed window to side, bath with shower over, wash hand basin.

Bedroom 1

With double glazed window to rear, wash hand basin, en-suite W/C.

Bedroom 2

With double glazed window to front, feature fireplace.

Landing

Eaves storage.

OUTSIDE

Tarmac driveway to front and side, car port to rear, block built storage and log shed, lawned garden to rear in excess of 100ft with mature shrubs and hedging, access to rear of garden via double gates.

OUTGOINGS

The property is in band D for council tax purposes.

SERVICES

Mains electricity, water and drainage is connected to the property.

None of the services or appliances, heating installations, plumbing or electrical systems have been tested by the selling agent.

DIRECTIONS

From Leicester Centre follow the A6 leading to the outskirts of Oadby and the property is located next to the left turn on to Woodside Road.

VIEWINGS

Viewing is strictly by prior appointment with the sole agents. T - 0116 233 6433.

GUIDE PRICE

Offers in the region of £210,000.



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

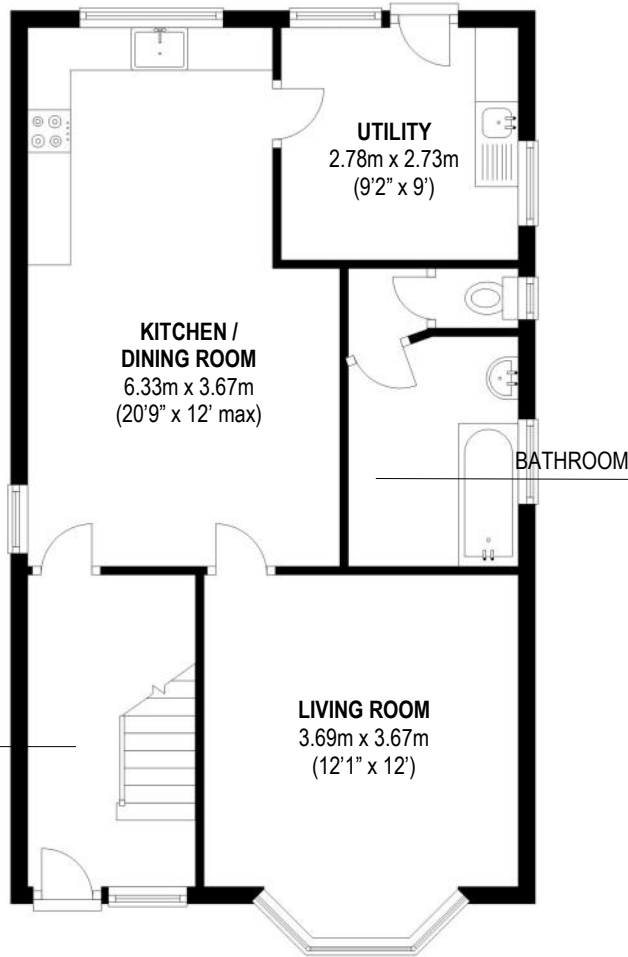
(39-54) **E**

(21-38) **F**

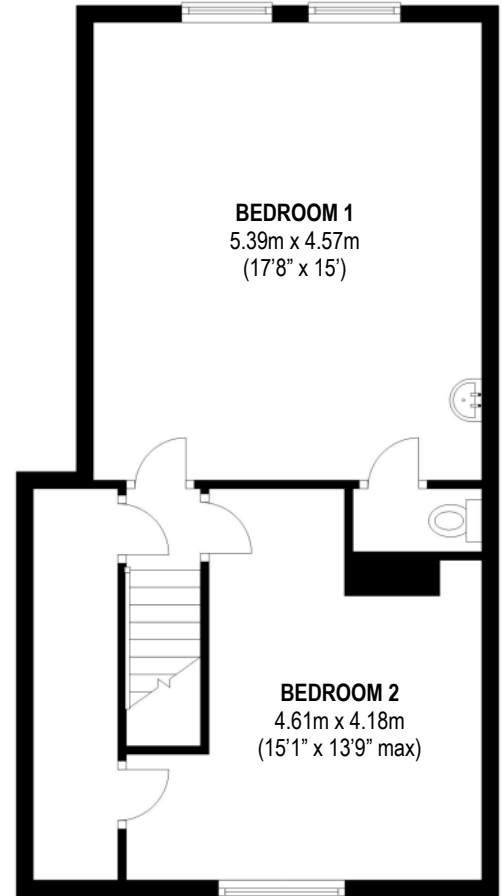
(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
	65
13	



GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROXIMATE GROSS INTERNAL AREA = 107 SQ METRES / 1156 SQ FEET

MISREPRESENTATION ACT 1967 AND PROPERTY MISDESCRIPTION ACT 1991

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MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.