



Offers Around £405,000 Brookside Drive, Oadby 4 x  2x 

Ace Properties Chartered Surveyors are delighted to offer this excellent corner plot 4-bedroom link-detached house, located in Oadby. The property comprises of an entrance hall leading to the lounge, dining room, kitchen, and water closet on the ground floor. The first floor consists of a landing leading to the 4 bedrooms and family bathroom, also bedroom 4 leads to the en-suite.



Ground Floor

Entrance hall leading to the lounge, dining room and the kitchen. The lounge also leads to the kitchen.

Lounge 8.5 x 6.95 (27'11" x 22'10")

Double glazed window to the front elevation with a single panel radiator to the front and rear elevation. Sliding patio doors leading to the side garden. Lounge also leads to the kitchen.

Dinning Room 5.3 x 3.45 (17'5" x 11'4")

Double glazed window to the front elevation with a single panel radiator. Dining room leads to the fitted kitchen, also with a French door leading the garden.

Kitchen 5.55 x 3.2 (18'3" x 10'6")

Double glazed window to the side elevation, leading to both dining room and lounge.

First Floor

landing leading to the 4 bedrooms and family bathroom, also bedroom 4 leads to the en-suite.

Bedroom 1 3.63 x 3.02 (11'11" x 9'11")

Double glazed window to the side elevation with a single panel radiator.

Bedroom 2 3.99 x 3.20 (13'1" x 10'6")

Double glazed window to the side elevation with a single panel radiator.

Bedroom 3 3.20 x 2.21 (10'6" x 7'3")

Double glazed window to the front elevation with a single panel radiator.

Bedroom 4 W En-Suite 5.45 x 5.3 (17'11" x 17'5")

Double glazed window to the front and side elevation with a single panel radiator, leading to the en-suite.

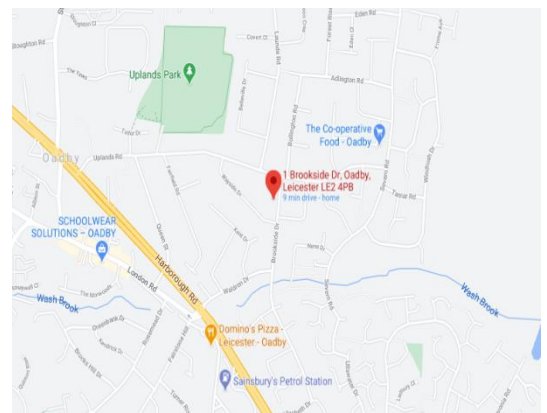
Family Bathroom 2.49 x 2.29 (8'2" x 7'6")

Double glazed window to the side elevation with a single panel radiator, comprising of a 3 piece suite consisting with a shower overhead.

Garden

Small sized garden.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 c | 79 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



AGENT'S NOTES

Viewings: By prior arrangement with ACE Properties

Evington Road Branch ☎ 0116 273 5373 Melton Road Branch ☎ 0116 266 9891

Offers: If you are interested in purchasing any of these properties please contact us at your earliest opportunity. If we are not aware of your interest, this could result in the property being sold to someone else. If you are making a cash offer, we will require confirmation of the availability of funds, please ensure that you are in a position to proceed prior to making an offer.

Photographs: photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Measurements: All measurements are given in good faith and whilst believed to be accurate should be checked by the purchaser for verification.

Free Valuation: We offer free valuation and marketing advice to prospective vendors of residential, commercial and investment properties. Please contact our office to arrange for one of our surveyors to call.

Other Services: Our company also provides professional services such as: - Bank & Building Society Reports and Valuations- Letting & Management and Investment advice.

Opening hours

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Thursday 10.15 – 17.30

Friday 9.30 – 12.30 & 14.30 – 17.30

Saturday 10.00 – 13.00

Melton Road Branch

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Thursday 10.00 – 17.30

Friday 10.00 – 17.30

Saturday 10.00 – 13.00