

# 8 NENE DRIVE

OADBY, LEICESTER



JAMES  
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES

## 8 Nene Drive

Oadby  
Leicester  
LE2 4JE

£175,000

Positioned on a quiet cul-de-sac set back from the road, a two bedroom bungalow requiring some upgrading, conveniently located in the village of Oadby.

Entrance hall | sitting room | kitchen | two bedrooms | bathroom | driveway | covered car port | single garage | lawned rear gardens | greenhouse | EPC-tbc

### LOCATION

Oadby is located approximately three and a half miles south of the city centre, offering a wide range of neighbourhood shopping facilities along and around The Parade and is only a short distance from a post office, local store and pharmacy on Severn Road.

### ACCOMMODATION

The property is entered via a uPVC double glazed door to the side into an entrance hall with radiator giving access to the sitting room with a radiator and a uPVC double glazed window to front elevation. The kitchen has a range of eye and base level units and drawers, polycarbonate sink with mixer tap above, electric oven, four-ring gas hob and extractor unit over, airing cupboard and a uPVC double glazed window to the front elevation.

Both bedrooms have a radiator and a uPVC window to the rear. The accommodation is completed by a shower room with a three piece suite comprising low flush WC, pedestal wash hand basin and shower cubicle, heated towel rail and a uPVC double glazed window to the side elevation.

### OUTSIDE

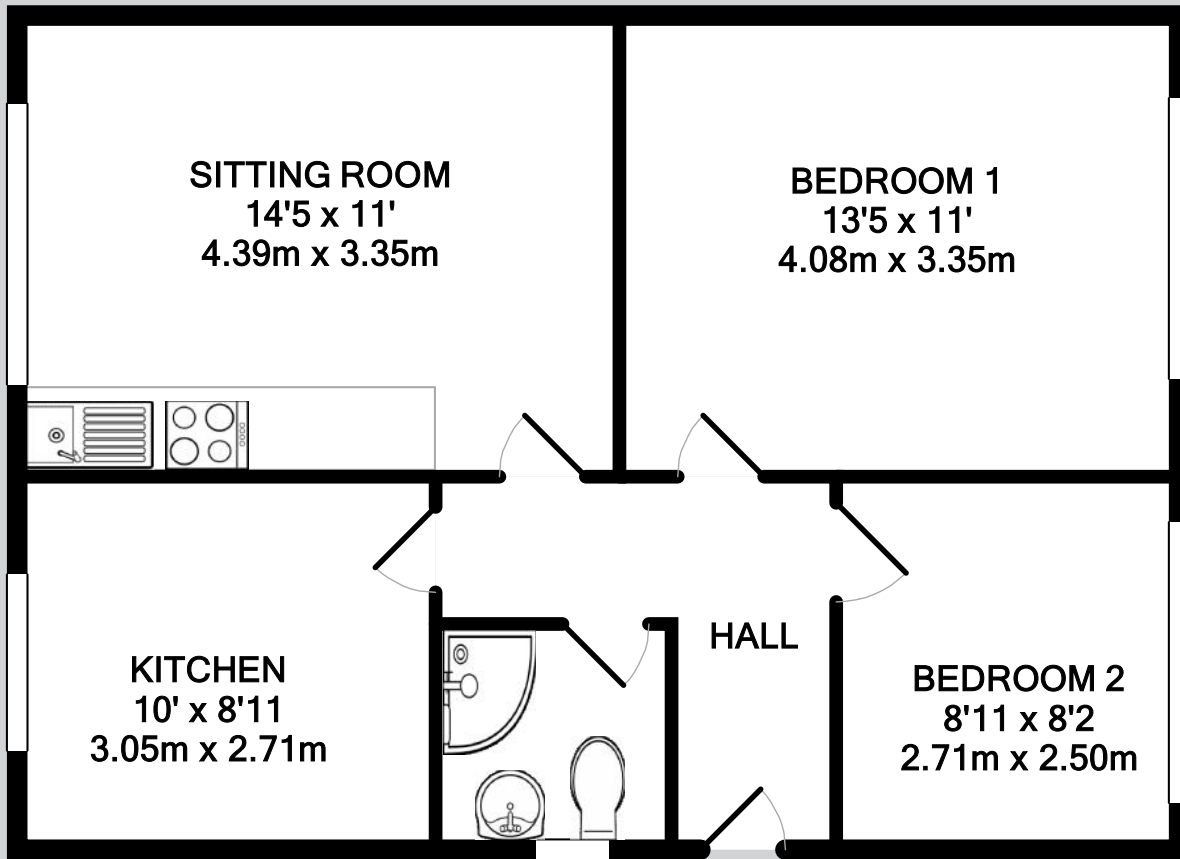
To the front of the property is a tarmac paved driveway providing access to a covered car port and in turn a single garage. To the rear of the property are lawned gardens with a greenhouse.

### DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, crossing over the Racecourse roundabout to Leicester Road which eventually becomes Harborough Road and crossing over the traffic light intersection with New Street where take the next left hand turn into Uplands Road. Continue along Uplands Road for its entirety and turn eventually right at the T junction into Severn Road and taking the second right hand turn into Nene Drive where the property can be found a little way in on the right hand side as indicated by the Agent's "For Sale" sign.







**8 Nene Drive, Oadby, Leicester LE2 4JE**  
**Total Approximate Gross Internal Floor Area = 553 SQ FT /51.3 SQ M**  
 Measurements are approximate.  
 Not to scale.  
 For illustrative purposes only.



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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.