



House - Detached (EPC Rating: E)

**31 OAKFIELD AVENUE, BIRSTALL, LEICESTER,
LE4 3DS**

Per Month

£1,225 Per

 **SETHS**



3 Bedroom House - Detached located in Leicester

Seths are proud to market this 3 Bedroom Detached House on Oakfield Avenue in Birstall, Leicester.

The property is conveniently located within walking distance of Highcliffe Primary School and not too far away from Birstall Park and Ride. There are also easy links to the A46 and A6.

Upon entering the premises, there is a Driveway, leading up to the Front Entrance. Through the front door is a Hallway, that provides access to the Spacious Lounge, Dining Room and Fitted Kitchen.

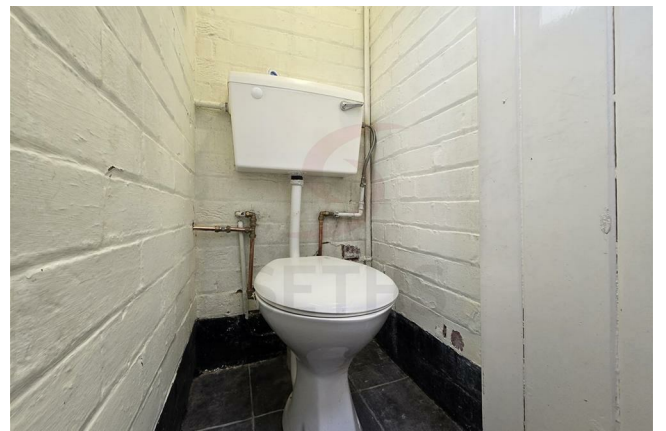
The Fitted Kitchen consists of Wall and Base Units, a Breakfast Bar Area, Sink and a Brand New Gas Cooker.

From the Kitchen is also access to the Downstairs W.C. and internal access to the Garage.

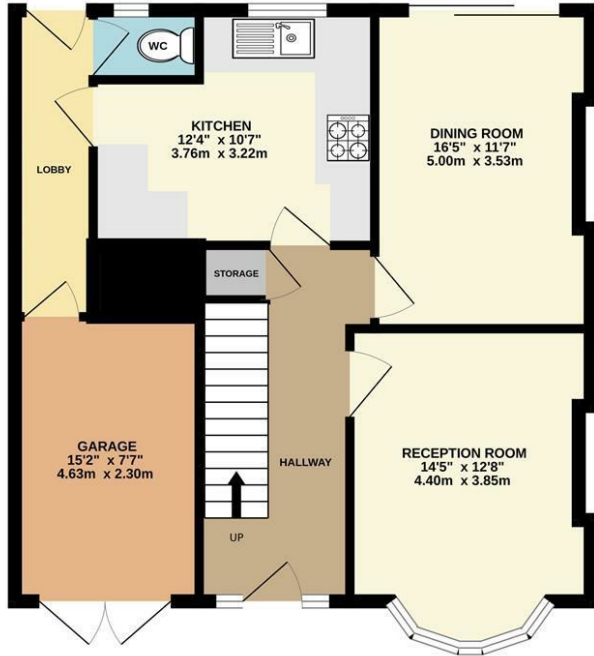
On the First Floor, there are 3 Bedrooms and a Fitted Shower Room, inclusive of a Shower Cubicle, Wash Basin and W.C.

There is a Garden to the rear of the property.

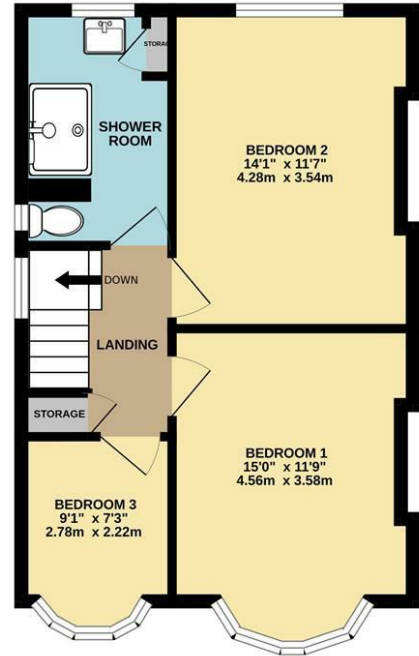
The property benefits from Gas Central Heating and Double Glazing throughout, as well as being Newly Painted and New Carpets being installed.



GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



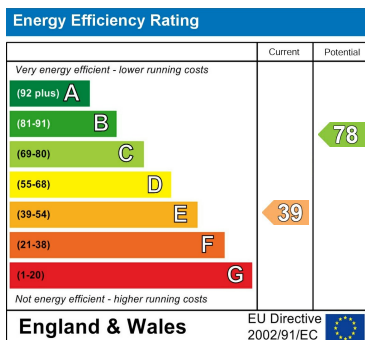
TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Council Tax Band

D

Energy Performance Graph



Call us on

0116 266 9977

let@seths.co.uk

www.seths.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.