



**25 OXFORD STREET**  
EARL SHILTON, LE9 7BB

**£175,000**  
FREEHOLD

two bed terrace



## 25 OXFORD STREET

### Lounge

Accessed from double glazed door, double glazed window to front aspect, feature fireplace with gas fire, television point, radiator

### Lobby

Under stair cupboard, further store cupboards, door to;

### Dining Room

Double glazed window to rear aspect, feature fire place with gas fire, door and stairs to first floor, radiator and leading to;

### Kitchen

Double glazed window to side aspect, fitted with a range of eye and base level units with work surfaces over, single drainer sink unit, plumbing for washing machine, ceramic tiled splash backs and flooring, radiator, leading to;

### Cloaks/WC

Double glazed window to side aspect, vanity wash basin, low level WC, radiator and tiled walls.

### Conservatory

Double glazed with lighting, radiator and door to garden.

### First Floor

Landing, leading to;

### Bedroom One

Double glazed window to front aspect, radiator, fitted wardrobes and dresser to one wall (Exc. from

measurement)

### Bedroom Two

Double glazed window to rear aspect, radiator, leading to;

### Dressing room

Double glazed window to side aspect

### Bathroom

Fitted suite with low level WC, wash basin, bath with shower over and glazed shower screen, tiled walls and radiator

### Rear Garden

Enclosed garden, laid mainly to lawn with patio and shed





## 25 OXFORD STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**EPC Rating: D    Council Tax Band: A**

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/tenants are advised to recheck the measurements

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