

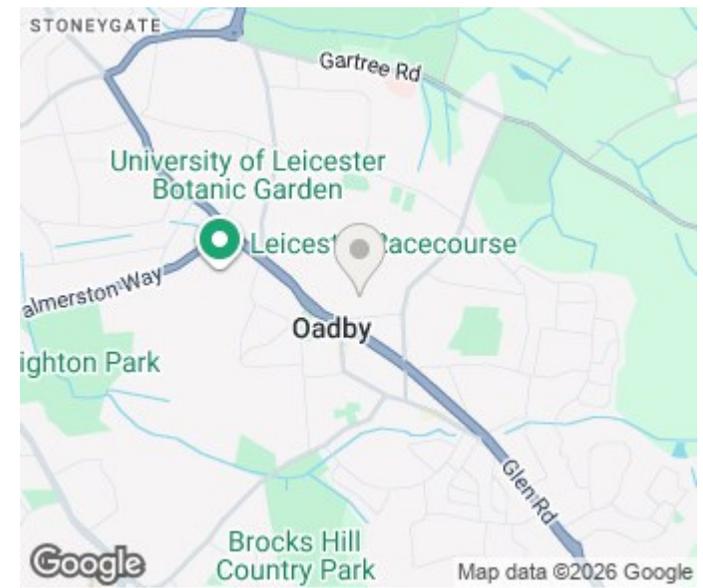


## BEAUMONT STREET

£995

A particularly well presented, two bedroomed mid terraced house with gas central heating and pvc double glazing, situated within the ever popular location of Oadby. The accommodation comprises of front reception room with display, period fireplace, stripped pine floor and stripped pine cupboards to either side of the chimney, under stairs cupboard and rear reception room with display fireplace. There is a utility room and a kitchen with a four ring stainless gas hob, built in stainless oven and grill, tiled splashback and worktop surround, Belfast sink and woodblock worktop. On the first floor bedroom one has a display period fireplace, there is a second bedroom which has a built in cupboard and display period fireplace and a bathroom/ wc with panelling to dado height and three piece suite. Outside there is a mature garden to the rear with patio and lawn.

MOORE  
& YORK



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

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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