



# READINGS

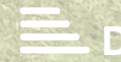
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Dalby Avenue

Bushby, Leicester, LE7 9RE

**Offers Over £400,000**



## Dalby Avenue

Bushby, Leicester, LE7 9RE

Located at the end of a desirable tree-lined road in Bushby, this detached bungalow occupies a generously sized plot and is presented for sale with no onward chain. Offering plenty of potential for improvement and extension, subject to necessary permissions, the current layout comprises an entrance porch and hall, spacious lounge, conservatory, kitchen, second conservatory/porch to the side, two bedrooms, and a bathroom. A gated driveway provides ample parking space, alongside a detached single garage, front garden, and a sizable south facing rear garden. While the property requires updating, it presents an exciting opportunity for someone seeking to leave their own imprint on a property situated in a prestigious location.

### Porch and Hall

#### Lounge Diner

11'8" x 21'0" (3.57 x 6.42)

#### Conservatory 1

10'11" x 12'2" (3.34 x 3.72)

#### Kitchen

8'11" x 12'5" (2.72 x 3.81)

#### Bedroom One

12'5" x 10'11" (3.80 x 3.33)

#### Bedroom Two

8'1" x 10'4" (2.48 x 3.16)

#### Bathroom

5'4" x 8'6" (1.65 x 2.61)

#### Conservatory 2

7'4" x 9'8" (2.25 x 2.95)

#### Garage





### Property Information

Tenure: Freehold

Local Authority: Harborough

Council Tax Band: D

Type of Construction: Traditional construction  
Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low

### Tenure

The property is being sold freehold with Vacant Possession upon completion.

**FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

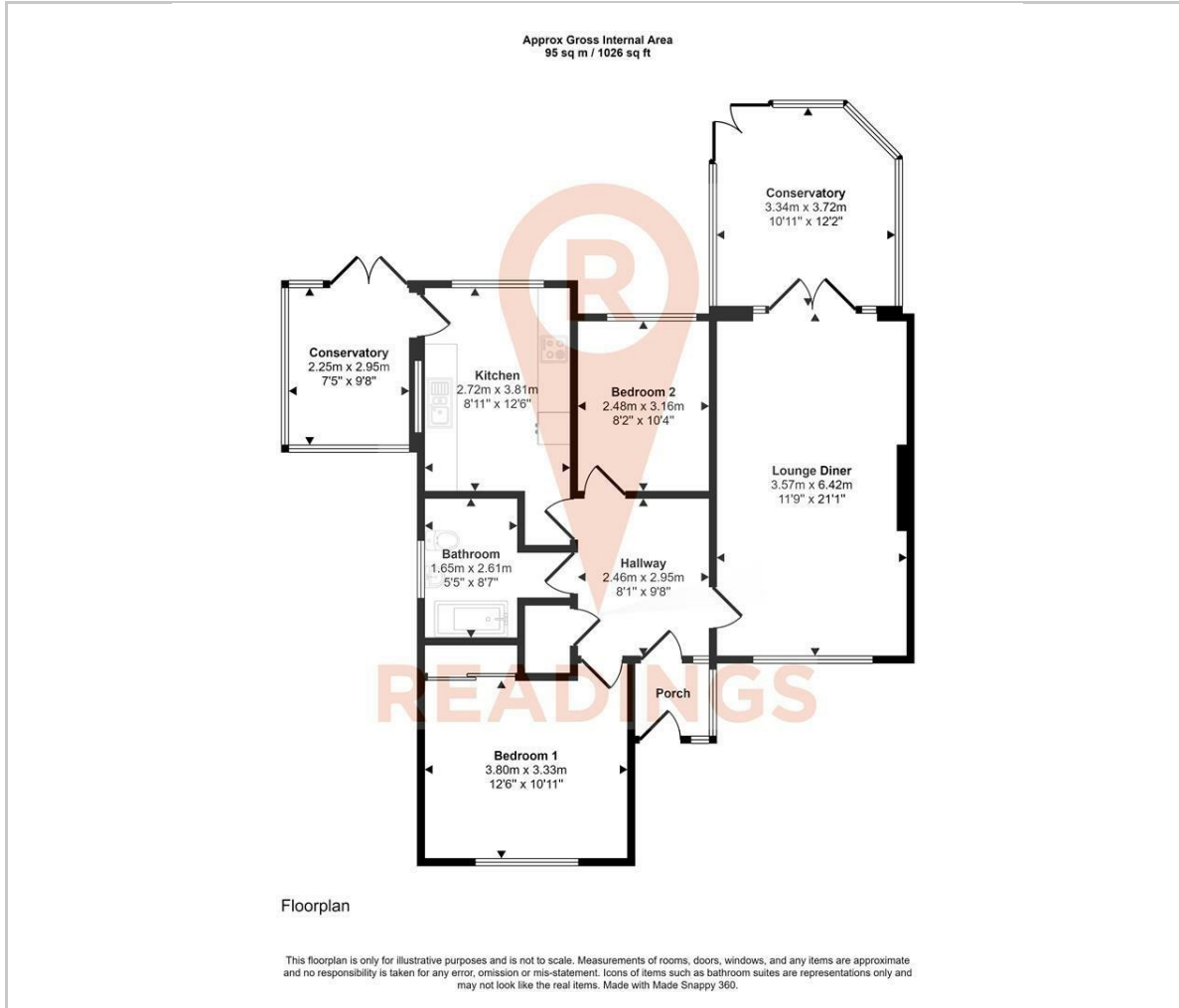
### Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

### Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

## Floor Plan



## Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

