



READINGS

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Dalby Avenue

Bushby, Leicester, LE7 9RD

Offers In The Region Of £350,000



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Located in the highly desirable, tree-lined Dalby Avenue in Bushby, this three-bedroom semi-detached house boasts an exceptionally large rear garden. The house is attractively set back from the road, featuring a lovely garden and a block-paved driveway. Upon entering, you are greeted by an entrance porch and hallway leading to a front-facing lounge. The kitchen at the rear opens into a dining area and extends into a sitting room that offers fabulous views of the expansive rear garden. Upstairs, the property comprises two double bedrooms, a single bedroom, and a bathroom.

To the side, there is a narrow garage/workshop with a utility area at the rear. Steps from the back door lead down to a garden approximately 190 feet in length. While the house could benefit from some updating, it has been well maintained and presents an excellent opportunity for buyers to move in and personalise it to their taste.

Property Information

Tenure: Freehold

Local Authority: Harborough district council

Council Tax Band: D

Type of Construction: Brick with tiled roof

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: No risk





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.

Tenure

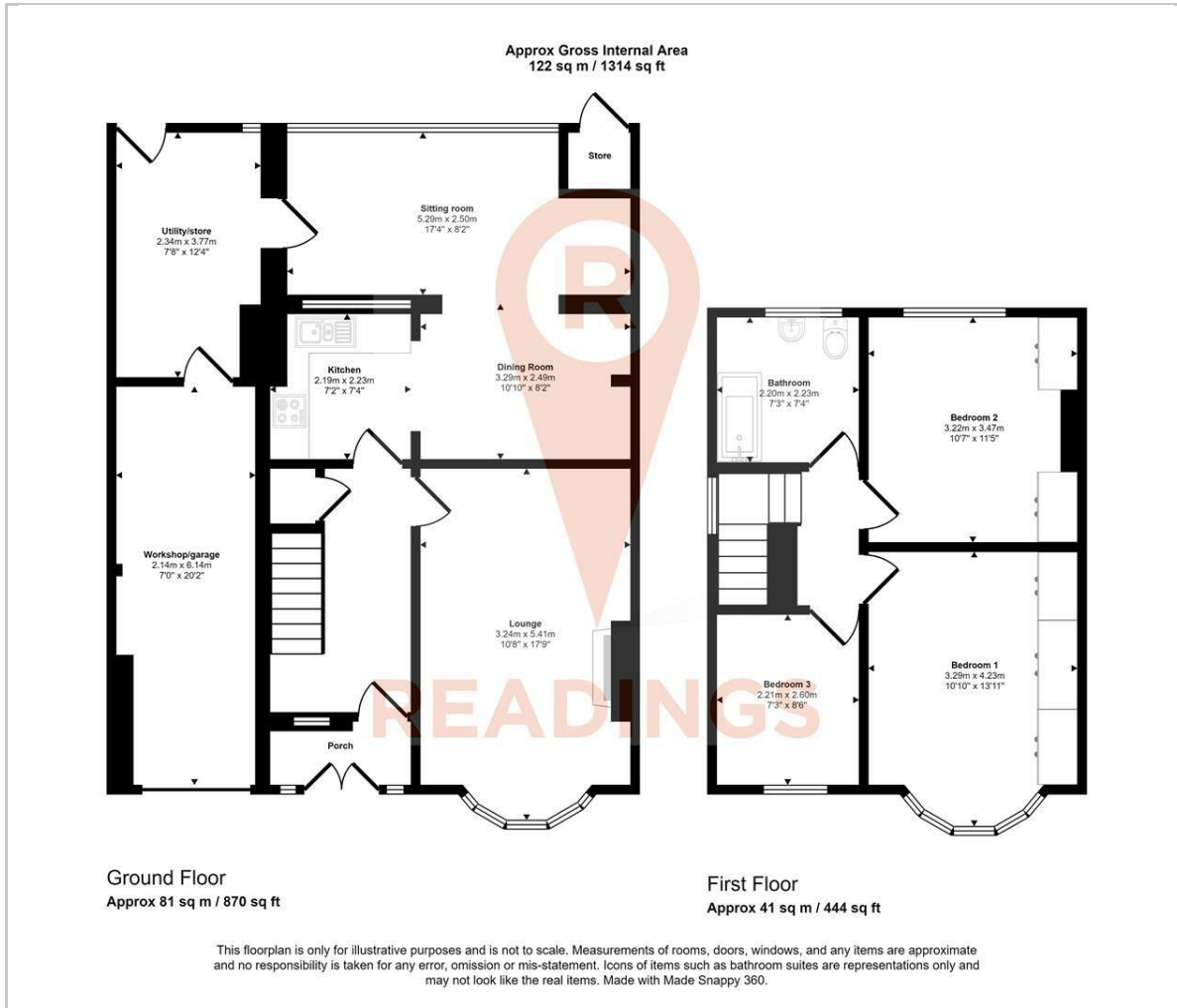
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical 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.



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

