



# READINGS

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Hilary Crescent  
Groby, Leicester, LE6 0BG

**£240,000**



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## Hilary Crescent

Groby, Leicester, LE6 0BG

This detached bungalow is up for sale with no onward chain, making the move nice and straightforward. It's tucked away near the end of a cul-de-sac in the ever-popular area of Groby. While it could do with some modernising, it's a great opportunity for anyone looking for a simple project and a chance to make a place truly their own.

Inside, there's a porch and hallway, a cosy lounge, kitchen, two bedrooms and a bathroom. Outside, there's a front garden and a driveway offering off-road parking.

At the back, you'll find a garden with a patio, various shrubs, pond and a shed. There's also a large brick-built workshop with power and lighting – perfect if you work from home or need space for a hobby.

Early viewing is definitely recommended – don't miss out on the potential this property offers!

### Property Information

Tenure: Freehold

Local Authority: Hinckley & Bosworth

Council Tax Band: C

Type of Construction: Standard

Services: The property is offered to the market with mains electric.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low

The property is being 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.







## 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.

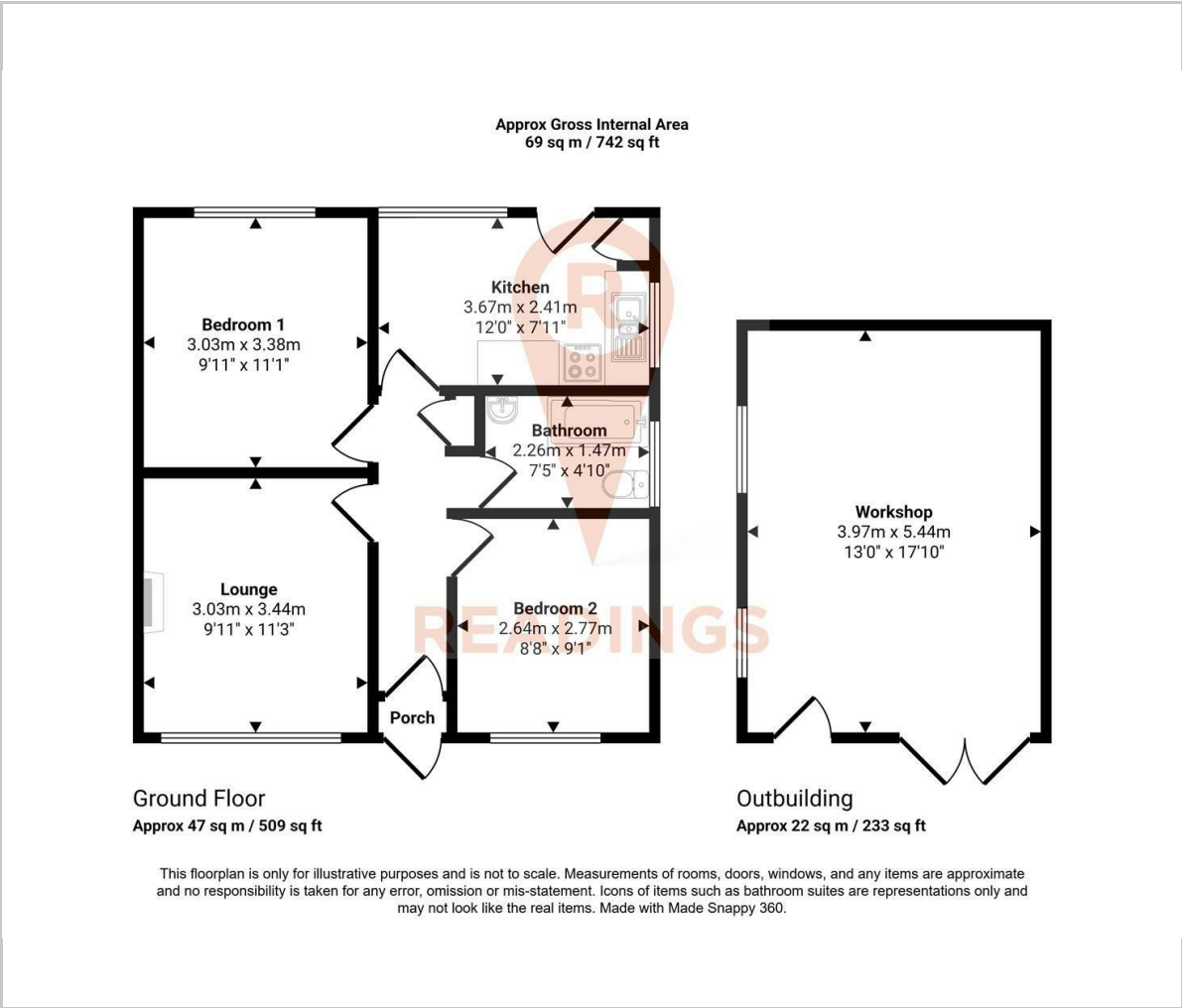
## Anti Money Laundering

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.





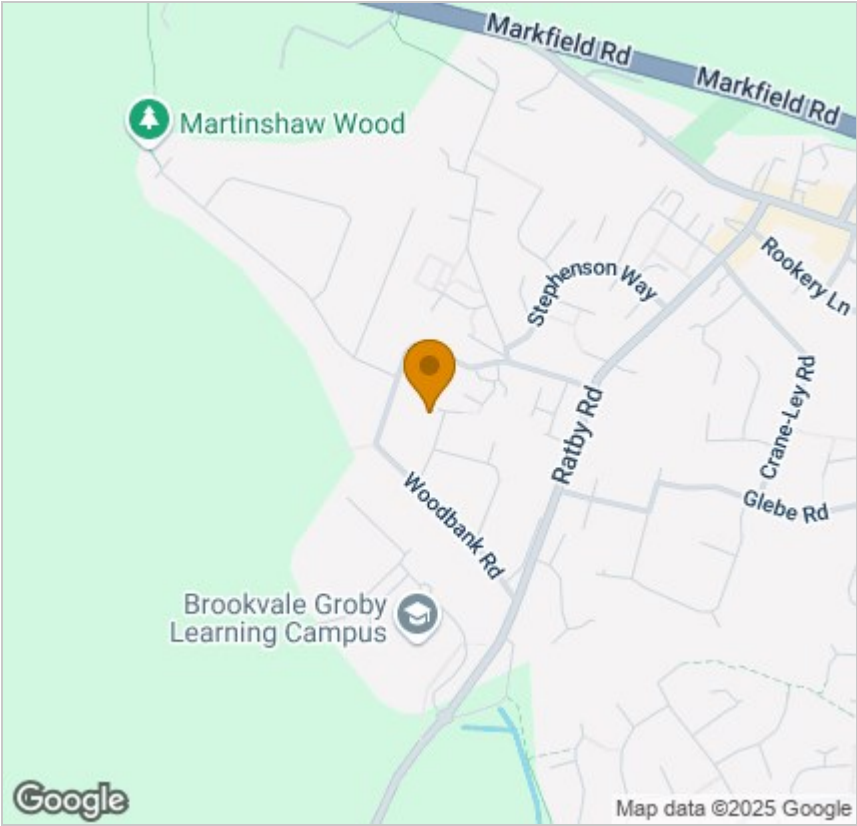
Floor Plan



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

