



Connells

Gilmorton Avenue
Leicester

Gilmorton Avenue
Leicester LE2 9GZ

for sale offers in excess of
£240,000



Property Description

Glen Parva is mainly a residential area in Leicestershire. There are amenities serving the area at "Carvers Corner" - these include a Newsagents, Chemist, Dentist, Barbers, Convenience Store and Cafe. There is a local park which contains facilities such as recreational equipment, an astro turf pitch, a library with café and a modernised memorial hall. The local school is Glen Hills primary school. There is easy access to lots of country walks close by via the Great Central Way - Aylestone Meadows, Everards Meadows and the Grand Union Canal. Walking distance to Everards Brewery and Beer Hall, Fosse Shopping Park with new Food Court, Blaby village, The Black Horse pub and Lock Keepers Café.

This two bedroom property has had a recently refitted kitchen and bathroom and is ready to move into. The property is being sold with no onward chain and benefits from a driveway and a conservatory. Call now to view.

Entrance Porch

With a door to the front of the property.

Lounge

14' 7" x 12' 5" (4.45m x 3.78m)

With double glazed French doors to the rear of the property, gas fireplace, central heating radiator and stairs rising to the first floor.

Kitchen/ Diner

18' 10" x 12' 4" (5.74m x 3.76m)

Fitted with wall and base units, work surfaces housing the sink drainer, electric oven and hob with cooker hood over, integrated fridge freezer, vertical radiator and a double glazed window to the front of the property.

Conservatory

9' 4" x 8' 2" (2.84m x 2.49m)

A upvc construction with a central heating radiator.



First Floor Landing

With stairs rising from the lounge, airing cupboard and loft access.

Bedroom One

12' 4" x 10' 3" (3.76m x 3.12m)

With a double glazed window to the rear of the property and central heating radiator.

Bedroom Two

12' 2" x 6' (3.71m x 1.83m)

With a double glazed window to the front of the property and central heating radiator.

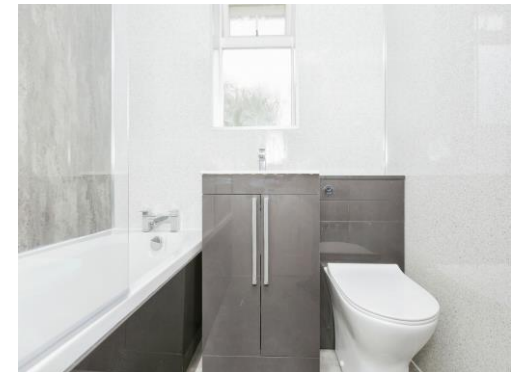
Bathroom

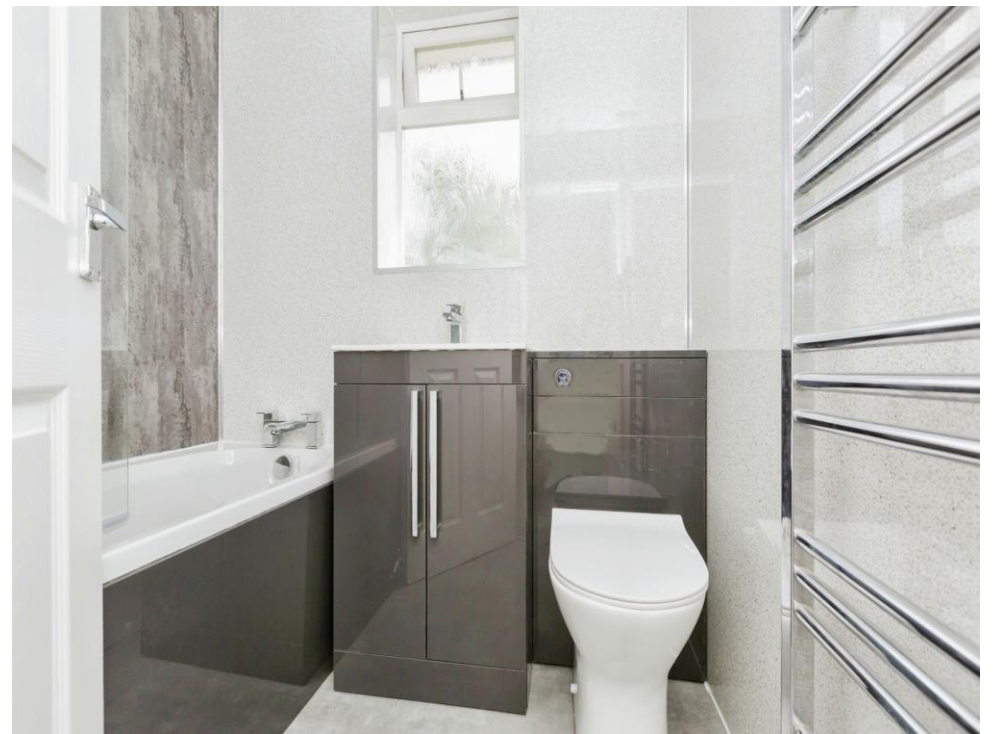
There is a bath with shower over, wash hand basin in a vanity unit, wc, heated chrome radiator and window to the front of the property.

Outside

At the front of the property there is a driveway providing off road parking.

The rear garden is low maintenance with a decked area and planters with mature shrubs.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA308980

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead towards Glen Parva. The road becomes Lutterworth Road and turn left onto Gilmorton Avenue where the property is located.

EPC Rating: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BLA308980 - 0002