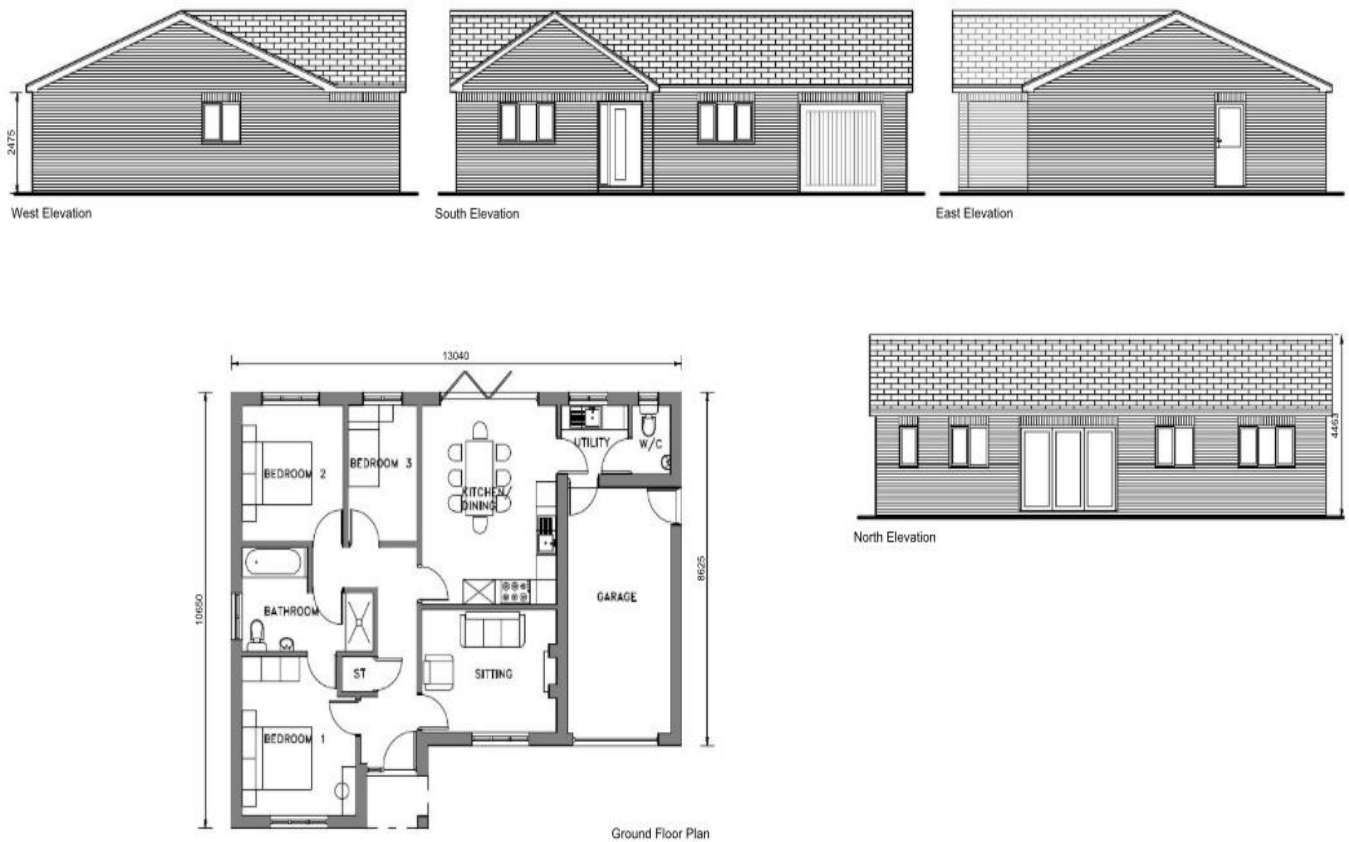


for sale

**£475,000** Freehold



## Gilmorton Avenue Leicester LE2 9JY

This new build bungalow will benefit from three bedrooms, kitchen/dining room, separate utility room & an integral garage. Situated in a popular area within easy reach of Fosse shopping park and motorway links, viewing will be highly recommended.

- Energy Rating: Exempt
- New Build Bungalow
- Three Bedrooms & Bathroom
- Lounge & Kitchen/Dining Room
- Utility & Separate WC

# Property Details

## Entrance Hall

With a door to the front of the property and storage cupboard.

## Lounge

With a window to the front of the property.

## Kitchen/Dining

With bi-folding doors to the rear of the property.

## Utility Room

With a window to the rear of the property.

## W.C.

With a window to the rear of the property.

## Bedroom One

With a window to the front of the property and door through to the bathroom.

## Bedroom Two

With a window to the rear of the property.

## Bedroom Three

With a window to the rear of the property.

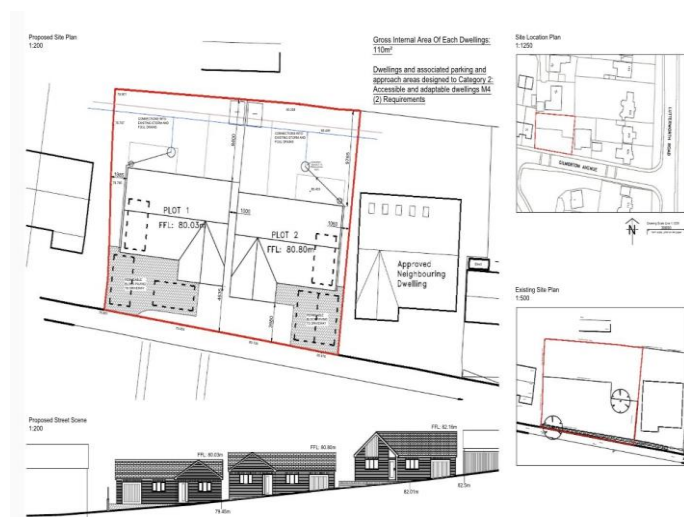
## Bathroom

With a window to the side of the property.

## Outside

At the front of the property there is off road parking.

## Integral Garage



The circle points to the centre of the postcode, and does not pinpoint the actual address. Please contact the branch for more details

## directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights continue ahead towards Glen Parva. Turn left onto Gilmorton Avenue where the property is located and can be identified by our Connells For Sale board.

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
LEICESTER LE8 4GQ

**Tenure:** Freehold

**EPC Rating:** Exempt

Property Ref: BLA309347 - 0004

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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