



Connells

Bradshaw Avenue
Glen Parva Leicester

Bradshaw Avenue
Glen Parva Leicester LE2 9PZ

for sale offers in excess of
£190,000



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 is situated in Glen Parva and would make an ideal first time buy or investment purchase. The property is well presented throughout and has a private enclosed rear garden. Viewing would be highly recommended.

Entrance Hall

With a door to the front of the property and a door through to the lounge.

Lounge

15' 2" x 10' 11" (4.62m x 3.33m)

With a double glazed window to the front of the property, central heating radiator and stairs rising to the first floor.

Kitchen/ Diner

15' x 8' 3" (4.57m x 2.51m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven, gas hob with cooker hood over, plumbing for a washing machine, pantry, central heating radiator, double glazed windows to the rear of the property and a door leading out to the rear garden.



First Floor Landing

With stairs rising from the ground floor.

Bedroom One

15' 2" x 11' (4.62m x 3.35m)

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

Bedroom Two

10' 10" max x 8' max (3.30m max x 2.44m max)

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

Bathroom

There is a bath with shower over, wash hand basin, wc, tiled walls, central heating radiator and double glazed window to the rear of the property.

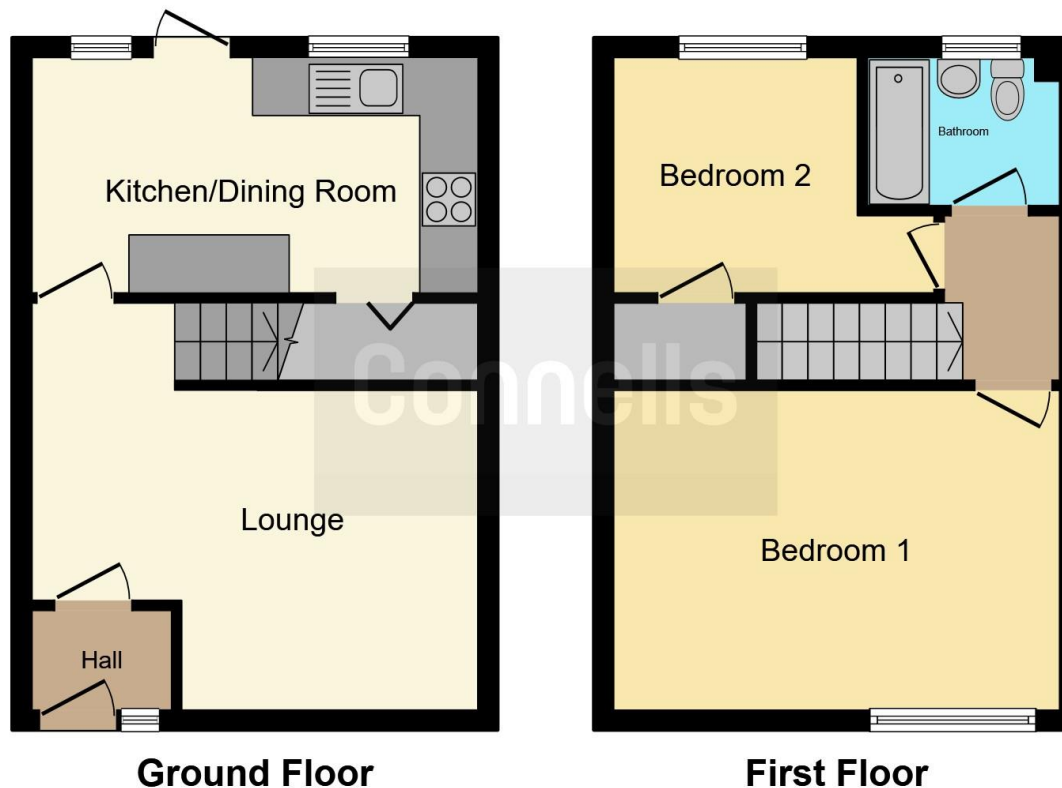
Outside

The rear garden has a lawn, patio area and fenced borders.









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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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 and turn right onto Grange Drive. Turn left onto Bradshaw Avenue where the property is located.

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309598



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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