



Granville Avenue, Oadby Leicester LE2 5FL

welcome to

Granville Avenue, Oadby Leicester

If it's size and location that you are after then look no further than this two bedroom detached bungalow in move in condition on a great plot located in the very popular and sought after Oadby close to local amenities.



Entrance Porch

With tiled flooring.

Hall

Having a radiator, double glazed window to front, tiled flooring and storage cupboards.

Through Lounge

16' 10" x 12' 11" (5.13m x 3.94m)

Featuring a fireplace with living flame effect gas fire, radiator, double glazed bay window to front, two double glazed windows to side and double glazed patio doors to the rear.

Bedroom Two

10' 10" x 10' (3.30m x 3.05m)

Having cupboard space with hanging rails and shelving over, radiator and double glazed window to rear.

Kitchen

10' 11" x 10' 5" (3.33m x 3.17m)

Fitted with a range of wall and base units with work surfaces over, single drainer sink, electric oven, hob with extractor fan over, tiled flooring, breakfast bar, radiator and double glazed window to rear.

Sun Lounge

16' 6" x 12' 11" (5.03m x 3.94m)

There is a radiator, double glazed windows to the rear and double glazed double doors to rear.

Utility

With work surfaces, plumbing for washing machine, cupboard and access to garage.

Shower Room

Fitted with a double shower cubicle, low level WC, double sink unit, tiled walls and flooring, chrome heated towel radiator and double glazed window to side.

WC

Fitted with a WC.

Bedroom One

13' 10" x 12' (4.22m x 3.66m)

There is a radiator and double glazed window to front.

Outside Front

To the front of the property there is a garden area, off road parking and access to the garage.

Garage

Having up and over door, power and lighting and side courtesy door.

Rear Garden

The rear garden has a patio area and good sized lawn with flower borders and shed.



view this property online williamhbrown.co.uk/Property/OAD108232



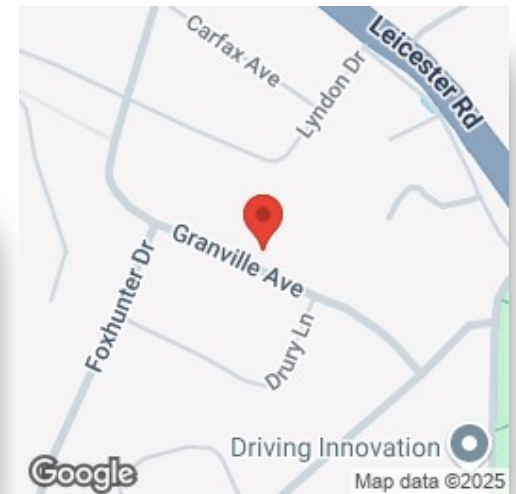
welcome to

Granville Avenue, Oadby Leicester

- Porch & Entrance Hallway
- Lounge & Sun Room
- Kitchen & Utility Room
- Two Bedrooms & Shower Room
- Garage

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAD108232



Property Ref:
OAD108232 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0116 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



williamhbrown.co.uk