









## welcome to

## **Granville Avenue, Oadby Leicester**

PRICED NOW AT OFFERS IN EXCESS OF \$425,000. If it is size and location that you are after, then look no further than this 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 multi-fuel stove, 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 wooden double doors, 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.

### **Agents Note**

We have been advised by the current owner that there is fibre broadband at the property.





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## **Granville Avenue, Oadby Leicester**

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

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £425,000







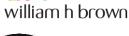


postcode not the actual property

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Property Ref: OAD108232 - 0005 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 quidance 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.





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