



Connells

Gilmorton Avenue
Leicester

Gilmorton Avenue
Leicester LE2 9GZ

for sale offers in excess of
£220,000



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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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.

Kitchen/Diner

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.

Lounge

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

Conservatory

A upvc construction with a central heating radiator.

First Floor Landing

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

Bedroom One

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

Bedroom Two

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

Bathroom

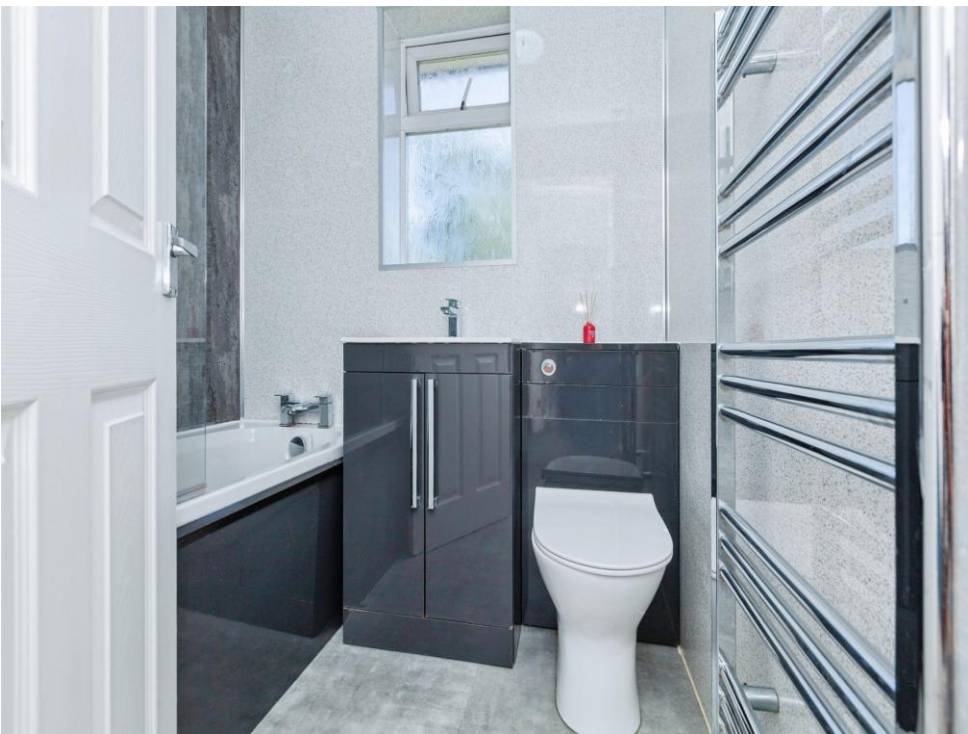
There is a bath with shower over, wash hand basin in a vanity unit, wc, heated chrome radiator and window to the front of the property.

Outside

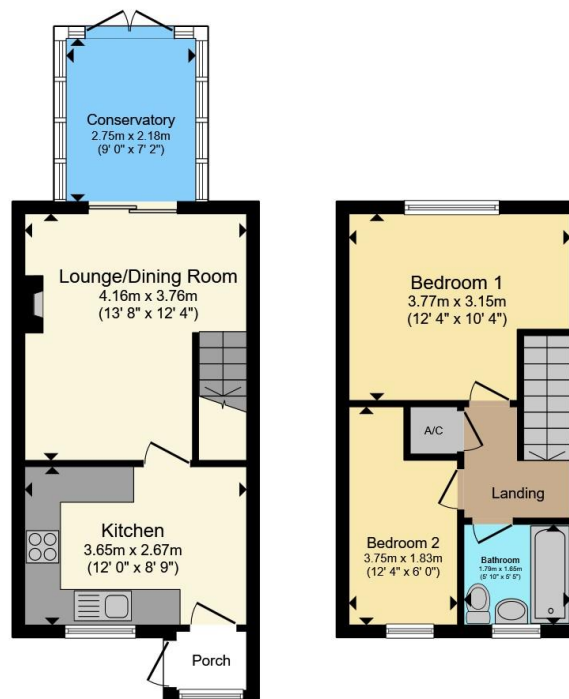
At the front of the property there is a driveway providing off road parking.

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









Ground Floor

First Floor

Total floor area 58.2 m² (626 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

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 Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310088



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA310088 - 0003