

3 Avon Close

Oadby, Leicester

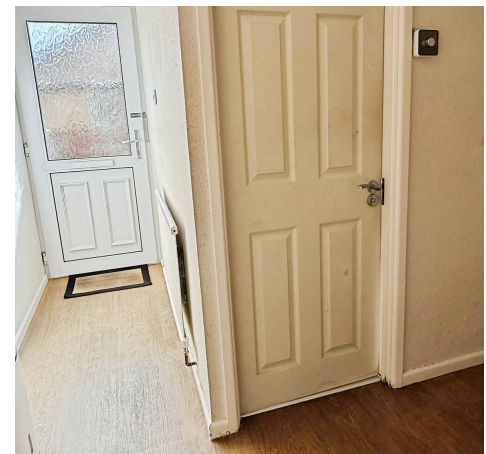
Well presented 2 double bedroom semi-detached bungalow in a peaceful cul de sac. Features lounge, kitchen, lean to conservatory (requires repair) driveway and rear garden. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Two Double Bedroom Semi Detached Bungalow
- Lounge / Dining Room
- Fitted Kitchen
- Bathroom
- Lean To Conservatory (requires some renovation)
- Private Rear Garden
- Driveway with ORP For 2 Cars
- Cul De Sac Location





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Newton Fallowell have the pleasure in marketing this well presented two double bedroom semi detached bungalow, ideally situated in a peaceful cul de sac location, offering a blend of comfort and convenience for its next owners.

The property opens into the entrance hall, which leads into a comfortable living/dining room. The main bedroom is a light and generous space, and the second bedroom is also a substantial double.

The fitted kitchen is thoughtfully arranged with ample storage and worktop space, making meal preparation both practical and enjoyable. Both bedrooms are generous doubles, each offering plenty of room for furnishings and personal touches, while the main bathroom is fitted with a modern white suite (including a bath with shower over, wash basin and WC) for everyday ease. A lean to conservatory at the rear of the property, does require some repair to make into a working reception space.

The loft is where the boiler is located, approx 5 years old.

The bungalow also features a private driveway with off road parking for two cars, providing valuable convenience for residents and visitors alike. Tastefully decorated throughout in neutral tones, the property is ready to move into, yet offers scope for personalisation to suit individual tastes. Additional benefits include gas central heating and double glazing (ensuring comfort and energy efficiency all year round).

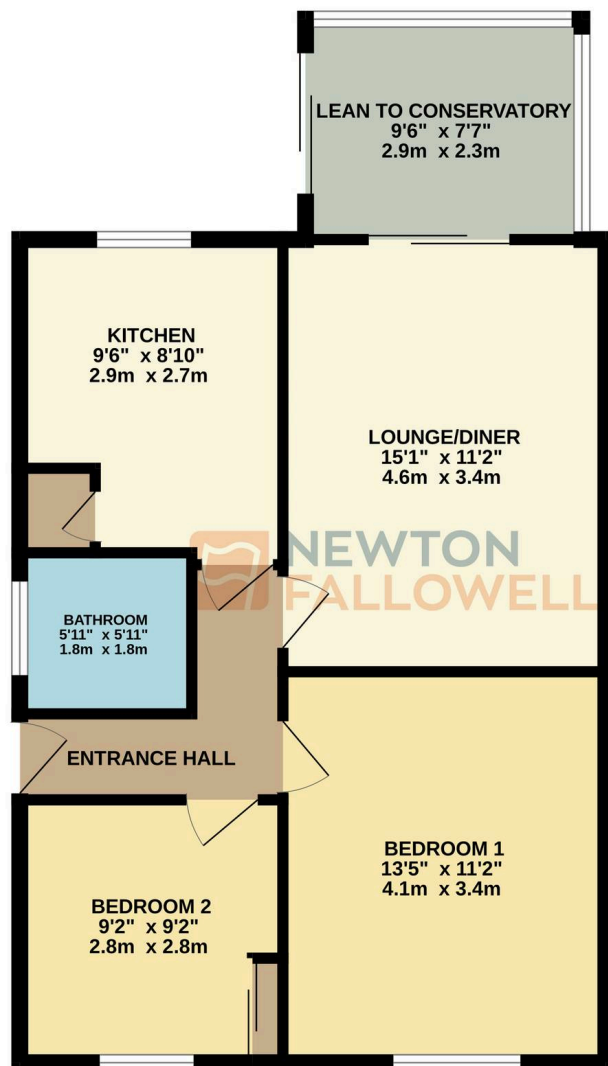
Set within a sought after residential area, this home is positioned close to local amenities, transport links and reputable schools, making it an excellent choice for downsizers, couples or small families seeking a peaceful yet well connected place to live. With its practical layout, well proportioned rooms and desirable location, this semi detached bungalow represents a superb opportunity to acquire a comfortable and inviting home in a popular part of town.

Viewing is highly recommended to fully appreciate all that this delightful property has to offer.

- Two Double Bedroom Semi Detached Bungalow
- Lounge / Dining Room
- Fitted Kitchen
- Bathroom



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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