



# 7 Hillsborough Crescent, Glen Parva, Leicester. LE2 9PU

- Two Bedroom Semi Detached Bungalow
- Ent Hall, Front Living Room, Kitchen
- Family Shower Room/Wc
- Majority Double Glazing, Electric Heating
- Car Standing, Car Port, Sectional Garage
- Rear Garden
- In Need Of Some Improvement and Renovation
- No Onward Chain
- EPC Rating E & Council Tax Band B



## PROPERTY DESCRIPTION

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Two bedroom semi detached property located in a popular cul de sac location. In need of some improvement the bungalow would make an ideal project for those looking to downsize or investment. The bungalow comprises of entrance hall, front living room with a bay window to the front and a further side aspect window. To the rear of the property is a breakfast kitchen fitted with a range of units and having a side access door leading to the car port. There are two double bedrooms with the front having a bay window and the rear bedroom having sliding patio doors leading out to the rear garden. There is also a shower room/wc having shower and drainaway flooring. The property further benefits from majority double glazing and electric heating. Externally to the front of the property is a garden area, driveway providing car standing and in turn leading to the side car port and sectional garage. The rear garden has a patio area, lawn and fence surround. Offered with no onward chain, viewing recommended. EPC rating is E and Council tax is band B.



## ROOM DESCRIPTIONS

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### Entrance Porch

### Entrance Hall

### Living Room

12' 9" into rec x 12' 9" max into bay (3.89m x 3.89m)

### Kitchen

10' 9" x 9' 6" plus ent rec (3.28m x 2.90m)

### Bedroom

12' 8" max into bay x 9' 0" (3.86m x 2.74m)

### Bedroom

10' 10" x 9' 0" (3.30m x 2.74m)

### Shower Room/Wc

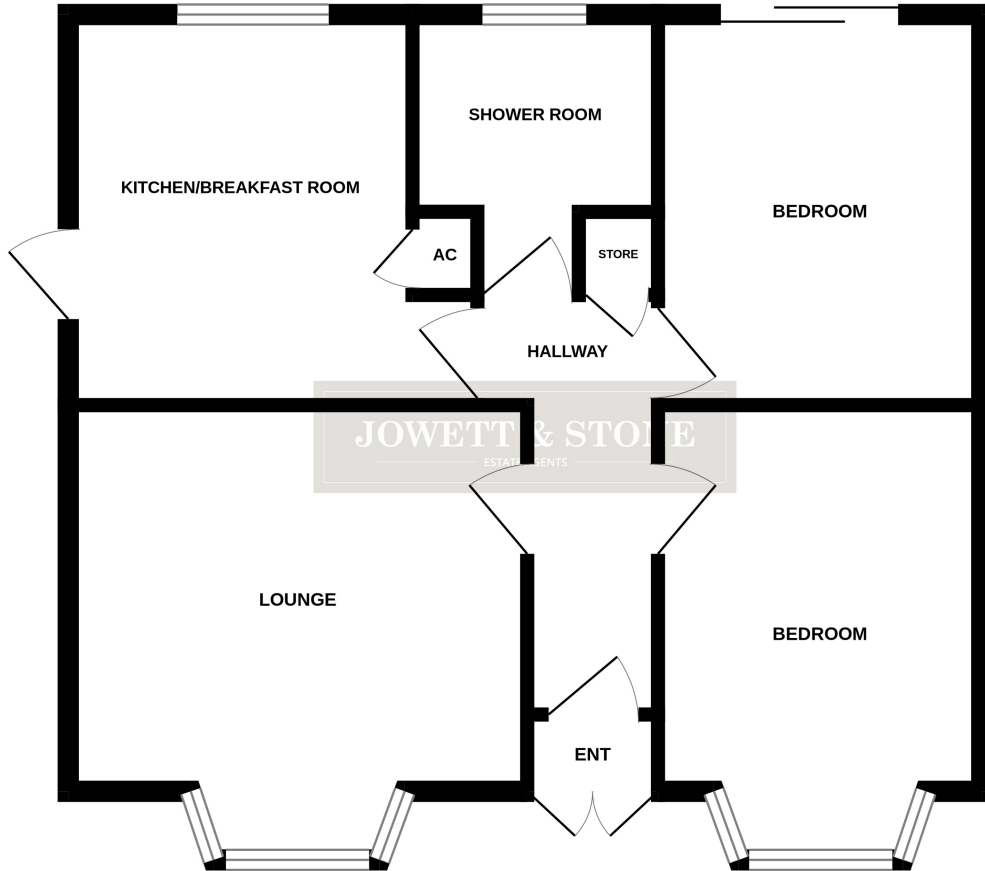
7' 7" max x 6' 10" (2.31m x 2.08m)

### External

### Rear Garden



GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>43</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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