



19a Glenville Avenue, Glen Parva, Leicester LE29JF

MOORE  
& YORK



### Property at a glance:

- Detached Bungalow
- Popular and Sought After Location
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Lounge/Dining Room & Conservatory
- No Onward Chain
- Two Bedrooms & Shower Room
- Early Viewing Recommended.

**£269,950 Freehold**



Detached bungalow situated on this popular tree lined road providing easy access to the extensive facilities of Blaby and within a short drive of the popular Fosse Park Retail Centre and the M1/M69 road junction providing excellent transport links. The property is being sold with no upward chain and the centrally heated and double glazed accommodation comprises entrance hall, lounge/dining room, kitchen, conservatory, two bedrooms and shower room and stands with small garden to front, driveway and garage to side and established gardens to rear.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to;

#### ENTRANCE HALL

Radiator, Airing cupboard, built in cupboard, access to loft space.

#### LOUNGE/DINING ROOM

17' 5" x 10' 10" (5.31m x 3.30m) Radiator, TV point, log effect gas fire set in in red brick surround and raised stone hearth, sealed double glazed sliding patio door leading to conservatory.



### KITCHEN

8' 7" x 8' 0" (2.62m x 2.44m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with copper canopy over, tiled splash backs, wall mounted gas boiler, plumbing for washing machine and fridge space, UPVC sealed double glazed window, UPVC door to side aspect.

### CONSERVATORY

10' 8" x 7' 8" (3.25m x 2.34m) Sealed unit leaded light windows and door to rear garden.











## BEDROOM 1

12' 2" x 11' 6" (3.71m x 3.51m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

## BEDROOM 2

8' 5" x 7' 9" (2.57m x 2.36m) Radiator, UPVC sealed double glazed bow window.

## SHOWER ROOM

7' 8" x 5' 5" (2.34m x 1.65m) Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

## OUTSIDE

Pebbled garden to front with dwarf wall frontage, side ornamental gates leading to tarmac driveway and garage with up and over door with rear door providing access to lean-to area leading to rear garden, which comprises patio and lawns with well stocked floral and evergreen beds with further side patio area with timber shed.

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## TENURE

Freehold

## EPC RATING

TBC

## COUNCIL TAX BAND

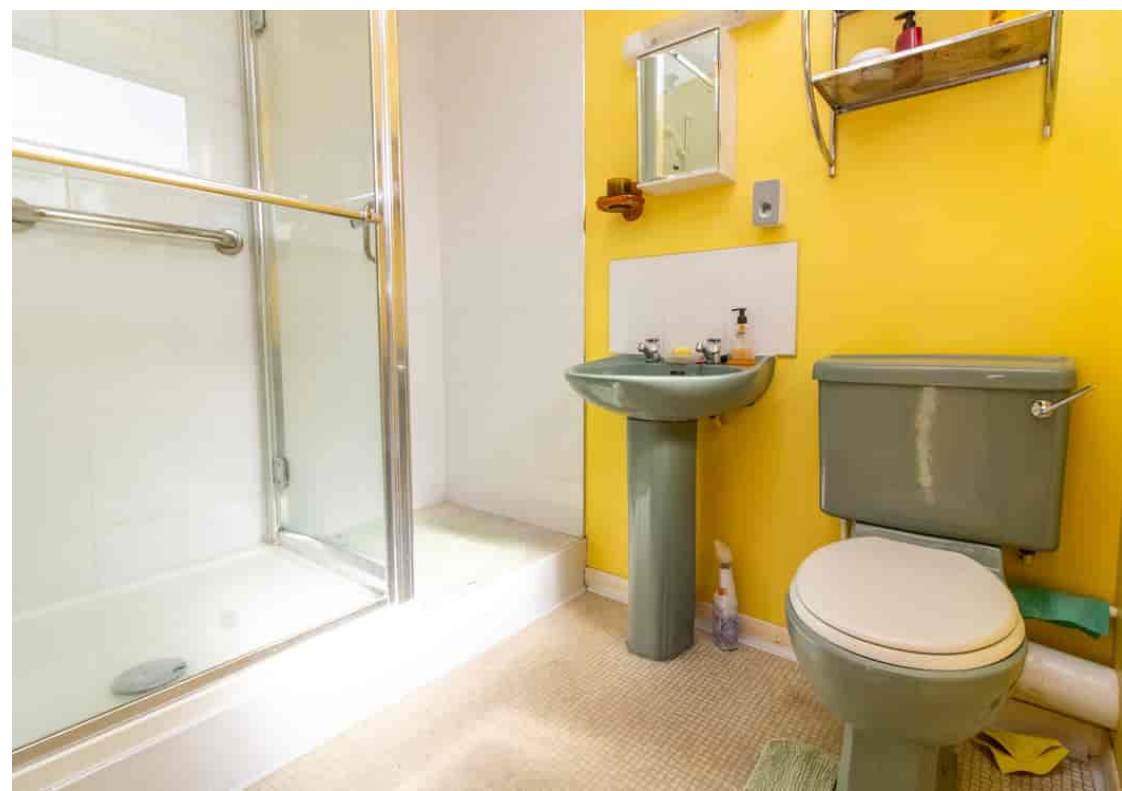
Blaby C

## IMPORTANT INFORMATION

## PROPERTY INFORMATION QUESTIONNAIRE

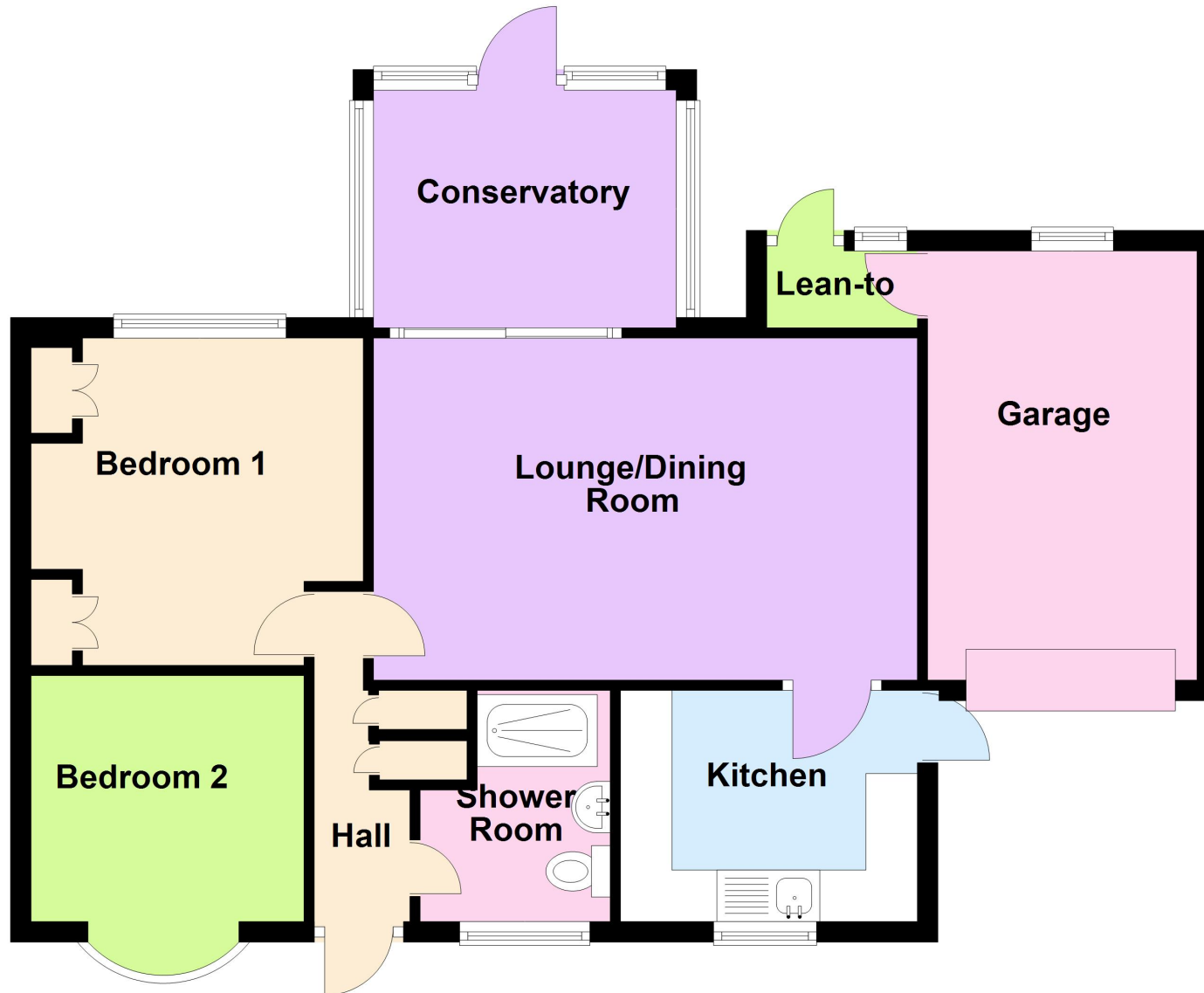
The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.







## Ground Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



