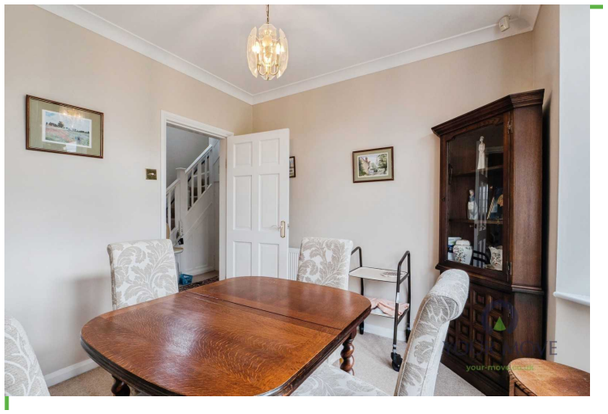
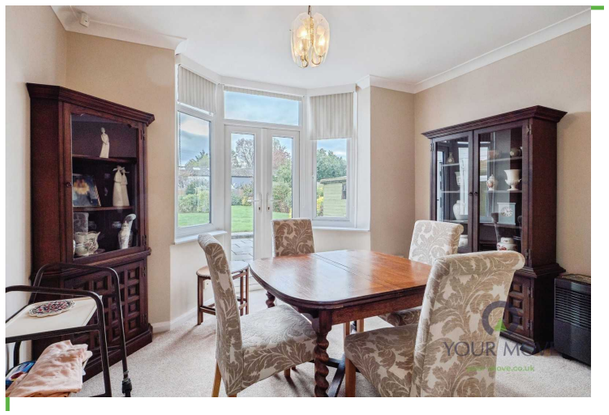
















Glenville Avenue, Glen Parva,
Leicester, Leicestershire, LE2

Guide Price: £350,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

Glenville Avenue, Glen Parva, Leicester, Leicestershire, LE2

Guide Price: £350,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: D
Local Authority: Blaby District Council, Blaby

Other important information which you will need to know about this property can be found at your-move.co.uk

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information...

Description
For sale: a three-bedroom semi-detached house in Glen Parva, providing practical, well-arranged accommodation with two reception rooms, two bathrooms and established gardens to the front and rear - Offered to the market with no onward chain!

The ground floor offers a front reception room with a bay-style window, neutral décor and space for comfortable seating. A second reception room to the rear is set up as a further sitting area and opens into a conservatory, creating a flexible living and dining zone with pleasant views across the garden. The fitted kitchen provides good worktop space, a range of cabinets and room for freestanding appliances.

Across the property there are three bedrooms, each with natural light and simple, neutral finishes. Built in wardrobes and overhead storage units in the main bedrooms maximise floor space and help keep the rooms organised. The house benefits from two bathrooms, adding day today convenience for families or visiting guests.

Outside, the property is set back providing driveway parking and a garage. The rear garden is mainly laid to lawn with a patio seating area, offering an attractive outlook from the conservatory and reception spaces. There is also potential to extend STPP.

Glen Parva is a residential suburb to the south of Leicester with nearby green spaces including Glen Parva Nature Reserve and Fosse Recreation Ground. Everyday amenities, cafés and takeaways can be found along Leicester Road and in Blaby village. South Wigston railway station is around a 10minute drive, with direct services to Leicester in about 7 minutes and Birmingham in under an hour, while road links to the M1, M69 and Leicester city centre are easily accessible.

Entrance Hall

Living Room
13'1" x 13'1" (4m x 4m)

Dining Room
12'10" x 9'2" (3.9m x 2.8m)

Kitchen
13'1" x 11'2" (4m x 3.4m)

Conservatory
13'1" x 12'6" (4m x 3.8m)

Master Bedroom
13'1" x 9'2" (4m x 2.8m)

Bedroom 2
13'1" x 8'6" (4m x 2.6m)

Bedroom 3
9'2" x 7'7" (2.8m x 2.3m)

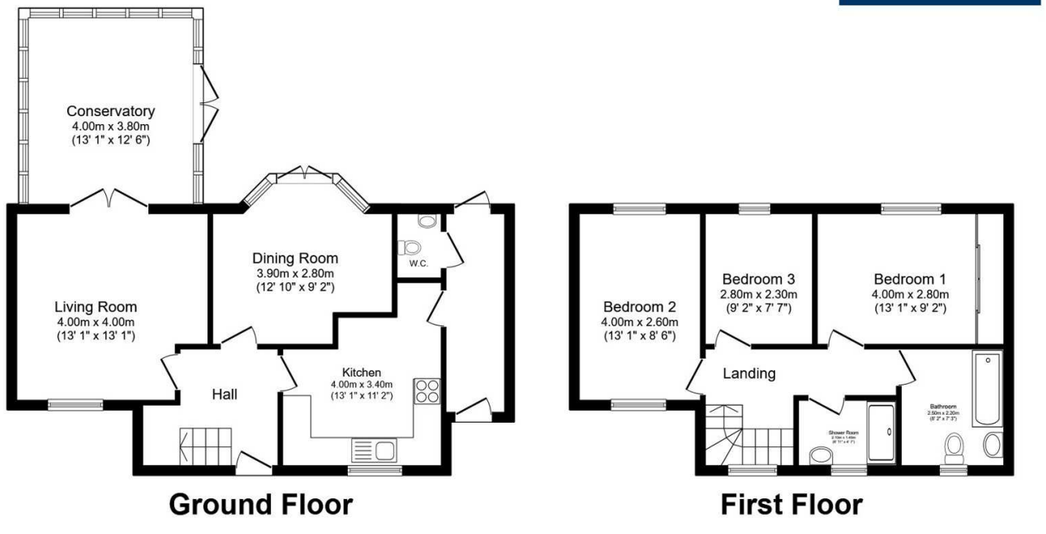
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 112.7 sq.m. (1,213 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).
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