



## Bradshaw Avenue, Glen Parva, Leicester, LE2 9PZ

- THREE BEDROOM SEMI-DETACHED HOME
- KITCHEN-DINER
- THREE PIECE BATHROOM SUITE
- SCOPE TO EXTEND
- CUL-DE-SAC
- LIVING ROOM
- GROUND FLOOR WC
- ENCLOSED GENEROUS GARDEN
- OFF ROAD PARKING
- 360 VIRTUAL TOUR

**Offers In The Region Of £225,000**



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## DESCRIPTION

Conveniently located for access to the City, Fosse Park retail outlet and the local motorways is this well presented semi-detached home that offers plenty of living space over two floors.

The property is accessed via the hallway with door off to a spacious living room with a further door opening into the modern style, open plan fitted kitchen-diner. Off the kitchen is a lobby with storage cupboard, which houses the central heating boiler, a double glazed door leading to the garden and a separate downstairs wc.

Returning to the hallway, stairs lead up to the first floor landing, where you are presented with doors off to each of the three good size bedrooms, a further storage cupboard and the modern style fitted three piece family bathroom suite, including a shower over the bath.

Outside, the front garden has a lawn with a driveway, providing off road parking space for the property and leading to gated access into the enclosed fence panelled garden, which is mainly laid to lawn with a patio paving seating area.

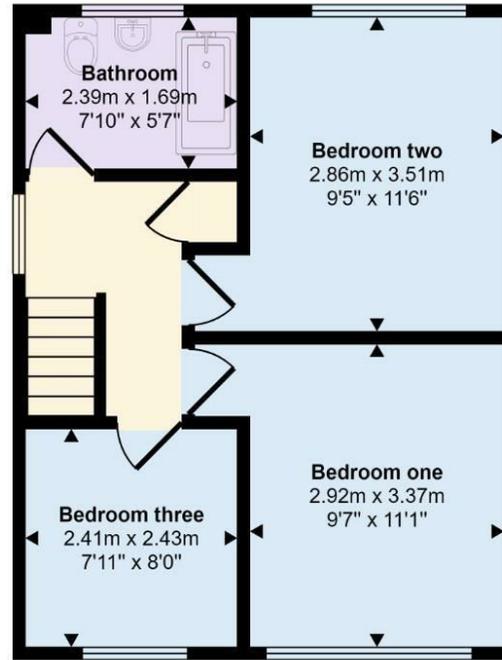
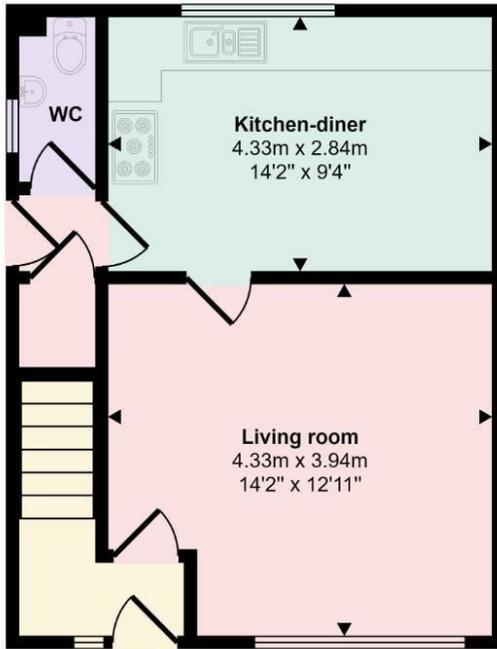
The present owners advise that this lovely home is set within a quiet and friendly cul-de-sac and in our opinion would be ideal for first time buyers or families looking to upsize to a larger home within Glen Parva.

To find out more about this property, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.





Approx Gross Internal Area  
75 sq m / 812 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

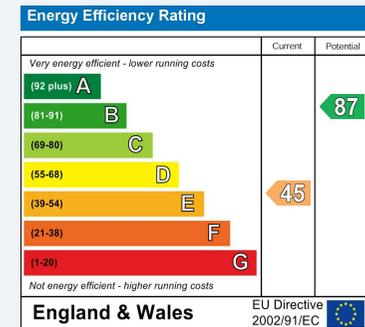
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.