



Putting great property on the map

**3 Larchwood Avenue
Groby
Leicester
LE6 0ER**

£290,000



A really quite spacious detached bungalow with an excellent layout, bedrooms to the front and a large lounge and kitchen to the rear. Well looked after and maintained, although general cosmetic updating is now required. A well proportioned bungalow at a reasonable price level is rare to find, so this one is sure to be snapped up quickly! No chain.

Entrance hall

Lounge/dining room 5.93m x 3.94m (19'5" x 12'11")

Breakfast kitchen 3.87m x 3.04m (12'8" x 10'0")

Bedroom one 4.79m x 3.05m (15'9" x 10'0")

Bedroom two 3.97m x 2.72m (13'0" x 8'11")

Bathroom 2.77m x 1.64m (9'1" x 5'5")

Garage

VIEWINGS

IMPORTANT: CORONAVIRUS SAFETY PROCEDURE ON VIEWINGS.

As a responsible business, the safety and wellbeing of our colleagues, customers, householders and the general public is our overriding priority. During these these extraordinary times, Government guidelines insist that we take extra precautions. In the first instance, all viewers will be asked to confirm they have watched the online video tour included within the details. Prior to a

physical viewing being carried out, we will require all parties to complete our viewing

TENURE

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

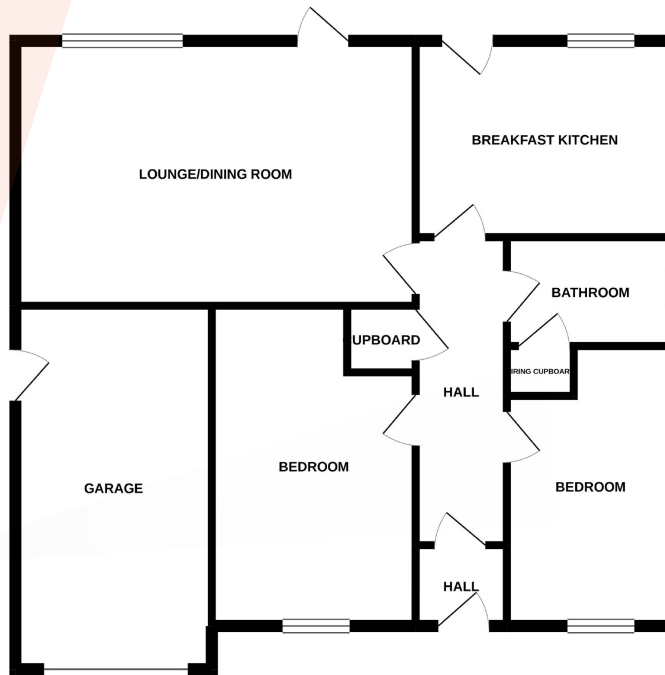
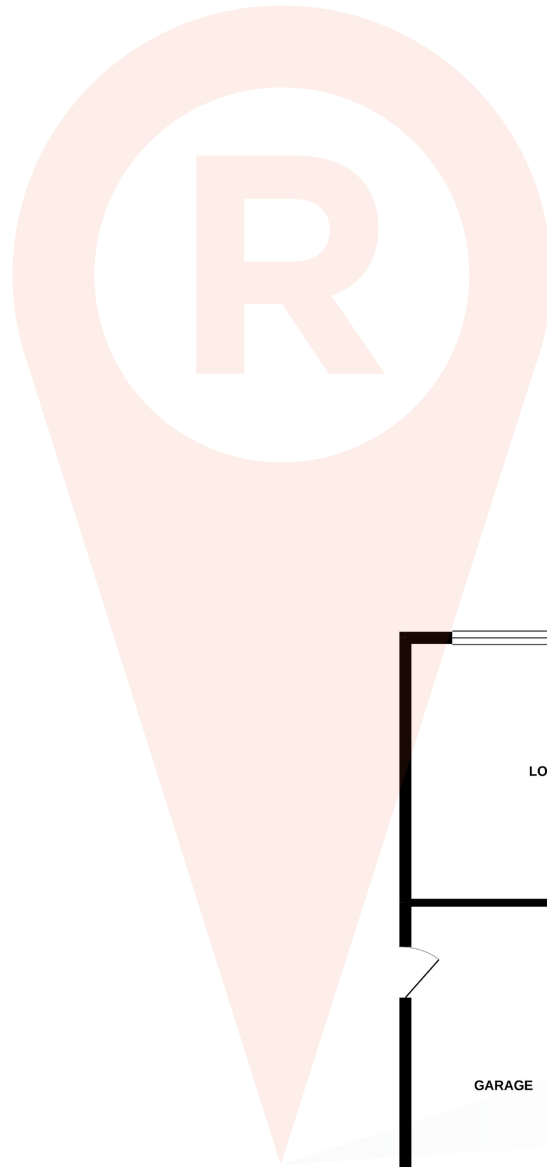
AGENTS NOTES

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate

these should be checked by the purchaser for verification.

ANTI MONEY LAUNDERING

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



Putting great property on the map

While 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 for any prospective purchase. 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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