



East Park Road, Evington

Offers Over £300,000

A traditional terrace property with FOUR BEDROOMS in Evington.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

With stairs to first-floor landing, an understairs storage cupboard and a radiator.

Reception room One

14' 6" x 10' 8" (4.42m x 3.25m)

With a double glazed bay window to the front elevation and a radiator.

Reception Room Two

14' 2" x 11' 9" (4.32m x 3.58m)

With double-glazed French doors to the rear garden, a TV point and a tall radiator.

Kitchen

15' 9" x 8' 5" (4.80m x 2.57m)

With two double-glazed windows to the side elevation, sink and drainer unit with a range of wall and base units with work surfaces over, breakfast bar, oven, gas hob, extractor hood, plumbing for washing machine, cupboard housing the boiler, tiled flooring and a radiator.



Lobby

With a double-glazed door to the side elevation.

Wet Room

8' 1" x 7' 0" (2.46m x 2.13m)

With a double-glazed window to the side elevation, walk-in tiled wet room style shower, WC, wash hand basin, tiled walls, tiled flooring and a radiator.

First Floor Galleried Landing

With stairs to the second floor.

Bedroom One

14' 3" x 11' 10" (4.34m x 3.61m)

With a double-glazed window to the front elevation and a radiator.

Bedroom Two

11' 1" x 11' 9" (3.38m x 3.58m)

With a double-glazed window to the rear elevation and a radiator.

Bedroom Three

8' 9" x 8' 6" (2.67m x 2.59m)

With a double glazed window to the rear elevation and a radiator.

Bathroom

6' 7" 0" x 5' 6" (20.42m x 1.68m)

With a double-glazed window to the side elevation, bath with mixer tap shower attachment, wash hand basin, WC and a heated chrome towel rail.

Second Floor Landing

With loft access.

Bedroom Four

13' 3" x 10' 5" (4.04m x 3.18m)

With a double glazed window to the front elevation and a radiator.

Garden

Paved rear courtyard-style garden with a gate to rear access onto Mere Road.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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