

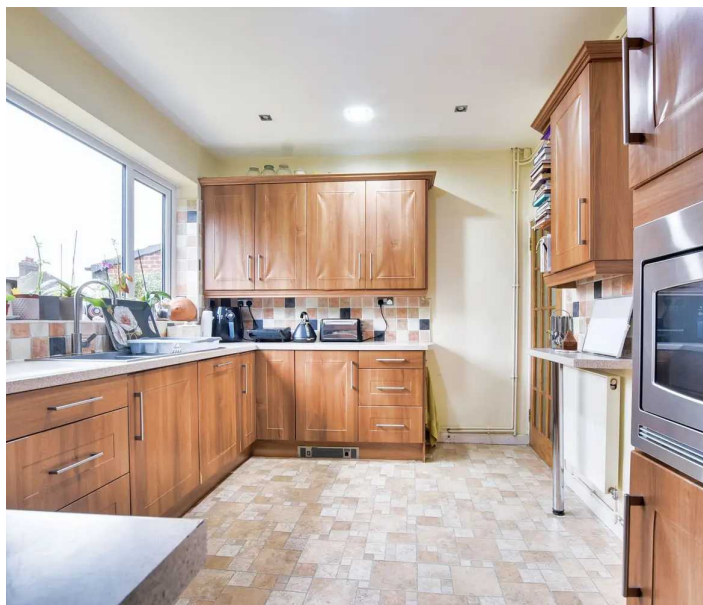
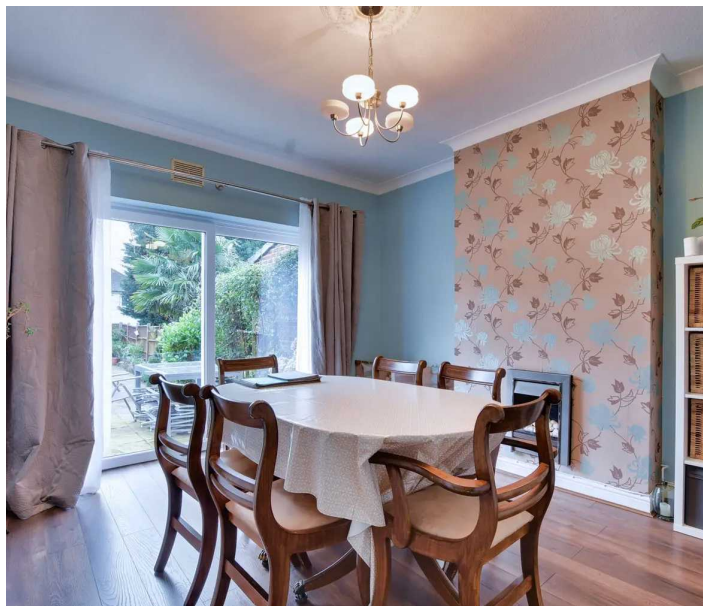


Romway Avenue, Evington

Offers in Excess of £450,000

This EXTENDED SEMI-DETACHED home in a desirable cul-de-sac features four bedrooms, a fitted kitchen, and a modern bathroom. With off-road parking and a GARAGE (currently used as a store), it offers potential for alterations, subject to planning permissions.





Entrance Porch

With internal door to:

Entrance Hall

With stairs to the first-floor landing, an understairs storage cupboard, an alarm panel, wooden flooring and a radiator.

Reception Room One

14' 1" x 14' 0" (4.29m x 4.27m)

With a double-glazed bay window to the front elevation, TV point, gas fire with brick surround and a radiator.

Reception Room Two

13' 0" x 11' 5" (3.96m x 3.48m)

With patio doors to the rear garden, gas fire, laminate flooring and a radiator.

Kitchen

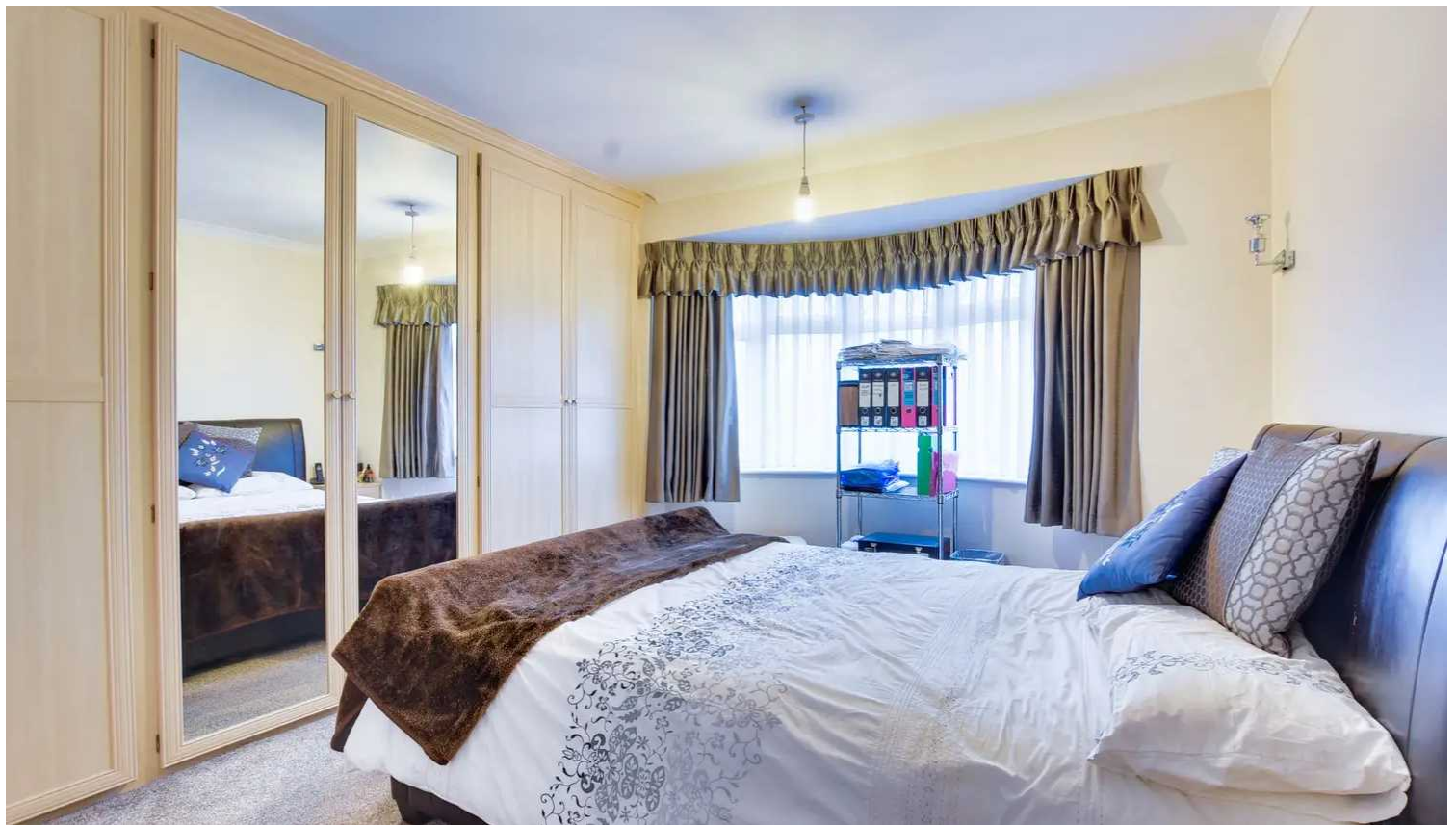
12' 8" x 9' 5" (3.86m x 2.87m)

With a double-glazed window to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, under unit lighting, built-in oven and five ring gas hob, extractor hood, microwave, pantry, dishwasher, double glazed door to the side elevation and a radiator.

Utility/Ground Floor WC

5' 0" x 4' 4" (1.52m x 1.32m)

With double-glazed window to the side elevation, WC, wall-mounted boiler, wash hand basin, and plumbing for an appliance.



First Floor Landing

Bedroom One

13' 0" x 11' 5" (3.96m x 3.48m)

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

Bedroom Two

14' 6" x 12' 2" (4.42m x 3.71m)

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

Bedroom Three

20' 1" x 7' 7" (6.12m x 2.31m)

With double-glazed windows to the front and rear elevations and a radiator.

Bedroom Four

8' 2" x 8' 1" (2.49m x 2.46m)

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

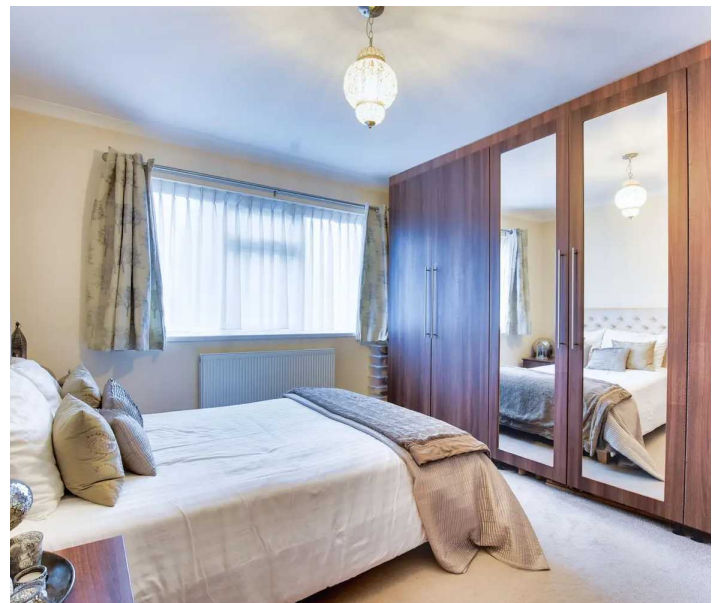
Bathroom

8' 9" x 6' 1" (2.67m x 1.85m)

With a double-glazed window to the rear elevation, bath, separate shower cubicle with shower over, sink, spotlights, extractor fan, tiled walls, tiled flooring and a heated chrome towel rail.

WC

With WC, tiled walls, tiled flooring and an extractor fan.









Front Garden

With an established front garden with mature trees and shrubs.

Rear Garden

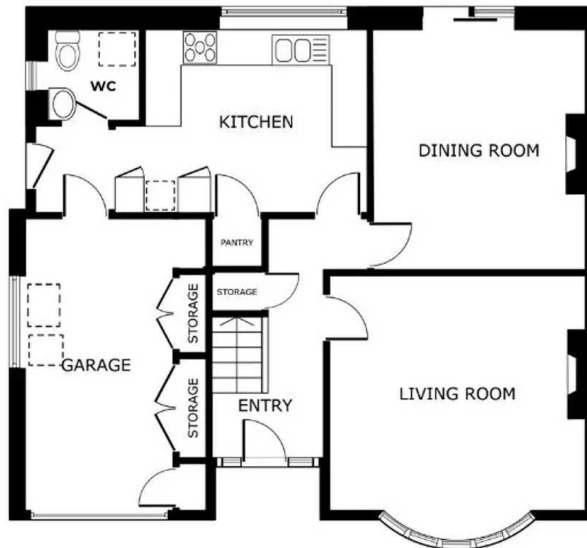
With a generous-sized paved patio area, outside lighting, outside tap, steps leading to the lawn area, heading to the side, fencing to the perimeter, shed and gate to the side access.

Garage

16'1" x 7'9" Currently used as storage with an electric roller door to the front elevation, built-in storage cupboards, window to the side elevation and a radiator.

Driveway

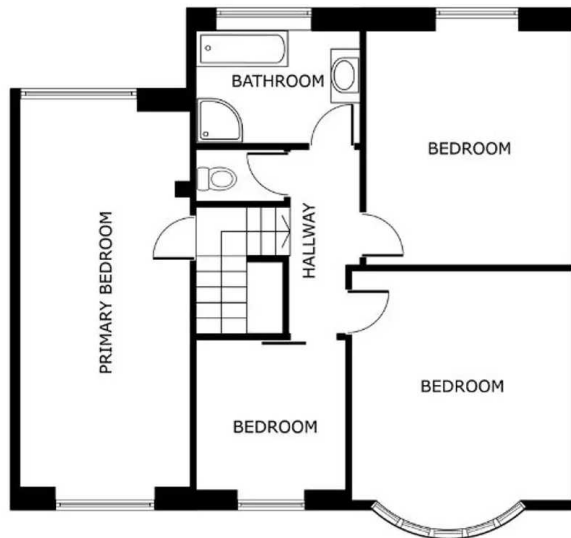
Driveway with parking for one vehicle.



FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 686 sq.ft. FLOOR 2 814 sq.ft.
 EXCLUDED AREAS: GARAGE 138 sq.ft.
 TOTAL: 1,500 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 686 sq.ft. FLOOR 2 814 sq.ft.
 EXCLUDED AREAS: GARAGE 138 sq.ft.
 TOTAL: 1,500 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well located for everyday local amenities and services, including renowned local public and private schooling with Madani Muslim Secondary School situated on Evington Valley Road, and Masjid Umar Mosque and Islamic Centre both within minutes' walk of the property. Everyday amenities can be found along Evington Road, Leicester City Centre and neighbouring Stoneygate and Clarendon Park. Leicester University, Leicester Royal Infirmary and Leicester General Hospital are also easily accessible.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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