



## Staveley Road, Evington

£275,000

A traditional bay fronted mid town house available with NO UPWARD CHAIN. The home provides an opportunity for ALTERATION OR DEVELOPMENT, sub. to relevant planning permissions.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



0116 274 5544





### **Entrance Hall**

With stairs to first floor, under stairs storage cupboard, radiator.

### **Reception Room One**

12' 0" x 11' 0" (3.66m x 3.35m)

With double glazed bay window to the front elevation, fireplace, radiator.

### **Reception Room Two**

12' 0" x 11' 0" (3.66m x 3.35m)

With double glazed window to the rear elevation, radiator.

### **Kitchen**

8' 6" x 6' 0" (2.59m x 1.83m)

With double glazed window and door to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, cooker point, part tiled walls.



### **First Floor Landing**

With loft access.

### **Bedroom One**

12' 2" x 10' 5" (3.71m x 3.18m)

Measurements into bay window and recess. With double glazed bay window to the front elevation, fitted wardrobes, radiator.

### **Bedroom Two**

12' 0" x 11' 0" (3.66m x 3.35m)

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

### **Bedroom Three**

7' 0" x 6' 7" (2.13m x 2.01m)

With double glazed window to the front elevation, radiator.

### **Bathroom**

6' 5" x 6' 0" (1.96m x 1.83m)

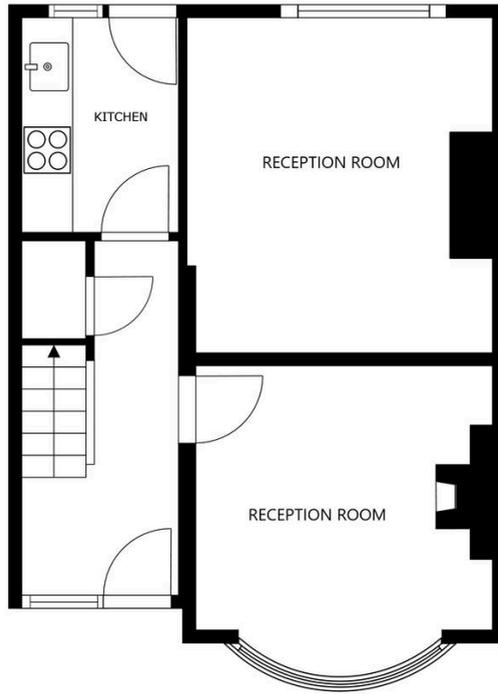
With double glazed window to the rear elevation, bath, low-level WC, wash hand basin, part tiled walls, radiator.

### **Rear Garden**

With paved patio seating area, lawn, fencing to perimeter, gate to side access.

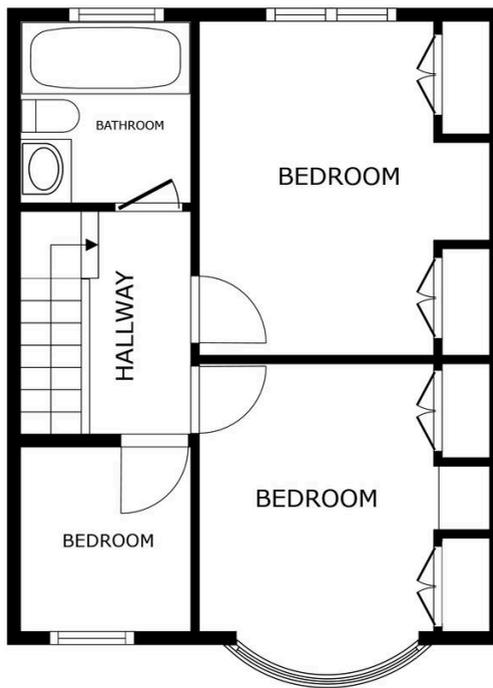
### **Driveway**

Providing off road parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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