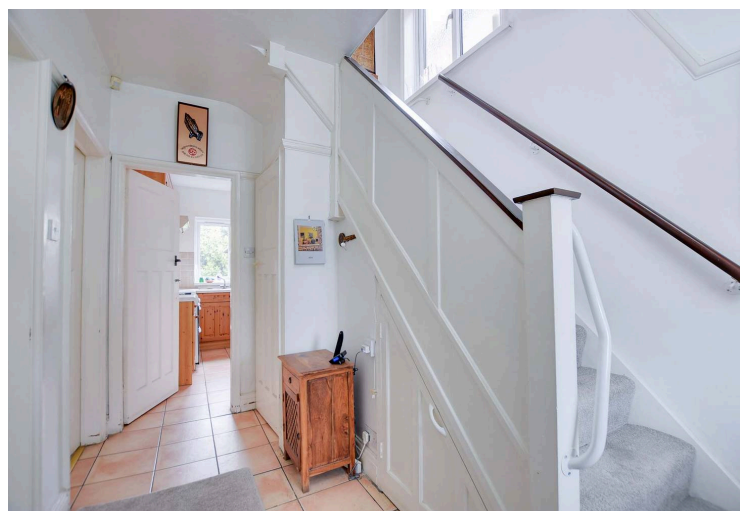




Evington Parks Road, Evington

£330,000

A period bay fronted semi-detached property retaining some CHARACTER FEATURES with various period features and provides SCOPE FOR ALTERATION or extension, sub. to relevant permissions. NO CHAIN.

Council Tax band: C

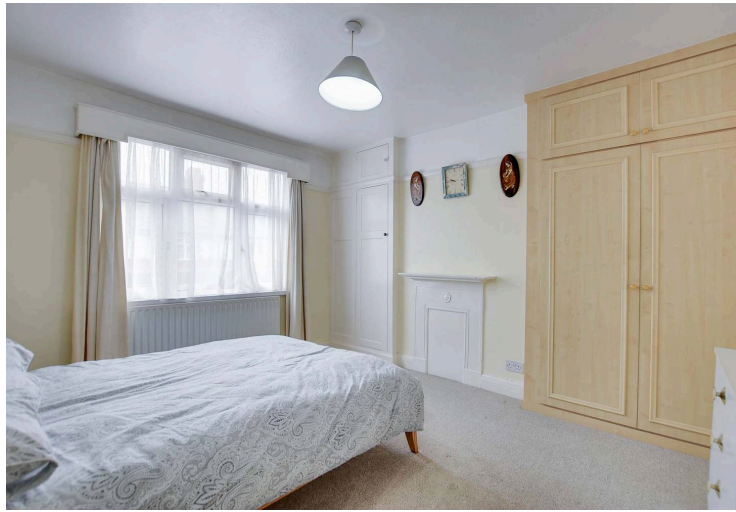
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Porch

With internal door to entrance hall.

Entrance Hall

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

Ground Floor WC

With double glazed window to the side elevation, low-level WC, wash hand basin, tiled floor, radiator.

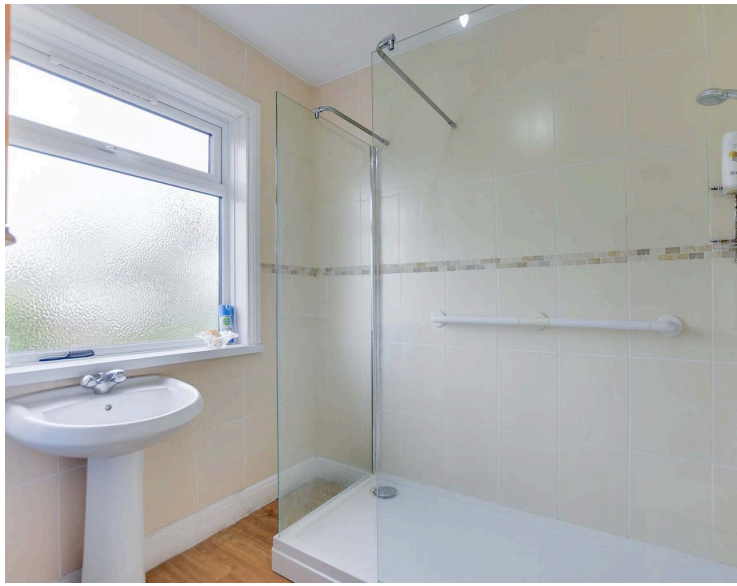
Reception Room One 13' 0" x 12' 0" (3.96m x 3.66m)

With double glazed bay window to the front elevation, picture rail, TV point, living flame effect gas fire with fire surround, radiator.

Reception Room Two

14' 9" x 12' 0" (4.50m x 3.66m)

With double glazed window to the rear elevation, built-in storage cupboards, picture rail, radiator.



Kitchen 10' 2" x 7' 9" (3.10m x 2.36m)

With double glazed window to the rear elevation, double glazed door to the side elevation, stainless steel sink and drainer unit, a range of wall and base units with work surface over, gas cooker point with filter hood over, plumbing for washing machine, wall mounted boiler, tiled floor, part tiled walls, radiator.

First Floor Landing

With double glazed window to the side elevation, loft access, picture rail.

Bedroom One 12' 10" x 10' 4" (3.91m x 3.15m)

With double glazed window to the front elevation, fitted wardrobes, built-in storage cupboard, picture rail, fireplace, radiator.

Bedroom Two 12' 4" x 12' 0" (3.76m x 3.66m)

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

Bedroom Three 7' 9" x 7' 5" (2.36m x 2.26m)

With double glazed window to the front elevation, picture rail, built-in cupboard, radiator.

Shower Room 7' 8" x 7' 1" (2.34m x 2.16m)

With double glazed window to the rear elevation, double shower cubicle with electric shower, pedestal wash hand basin, part tiled walls, wood effect floor, airing cupboard, radiator.

Separate WC 4' 8" x 2' 9" (1.42m x 0.84m)

With double glazed window to the side elevation, low-level WC, part tiled walls, wood effect floor.

Front Garden

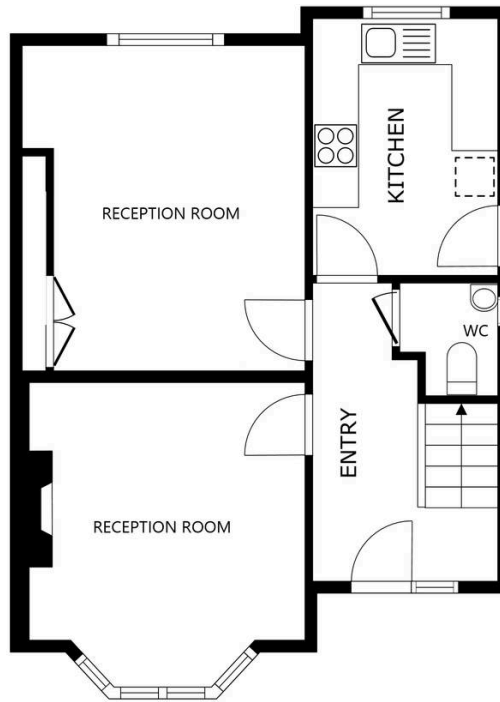
Gated access with gravelled area, walled perimeter.

Rear Garden

With paved patio area, steps leading to lawn area, flowerbeds and shrubs, storage shed, fencing to perimeter, outside lighting, gate to side access.

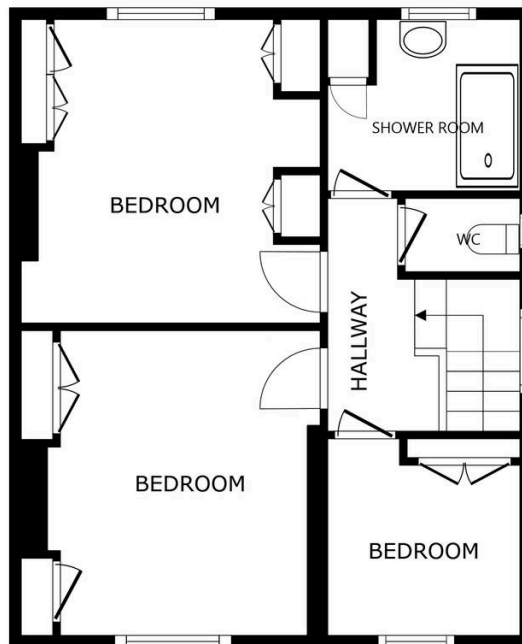
Driveway

1 Vehicle.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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