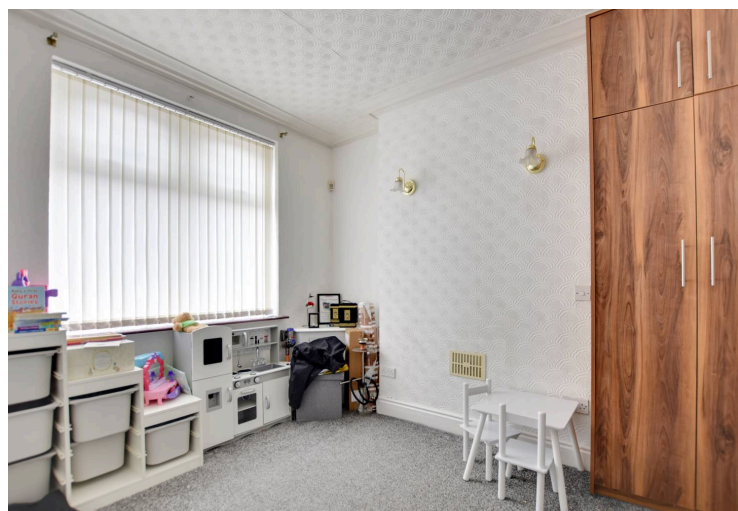




Cromer Street, Evington

£260,000

Period terrace property providing **DECEPTIVELY SPACIOUS** accommodation to include a kitchen in excess of 5 meters and three bedrooms. The property would make an ideal first time purchase or **INVESTMENT**.

Council Tax band: A

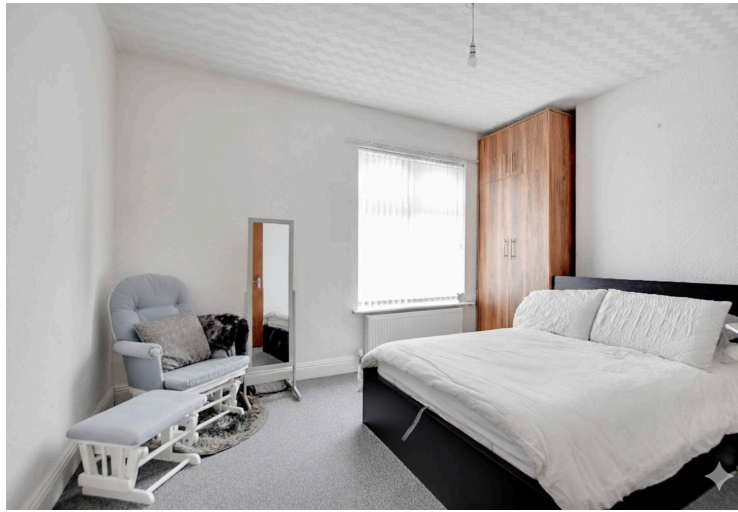
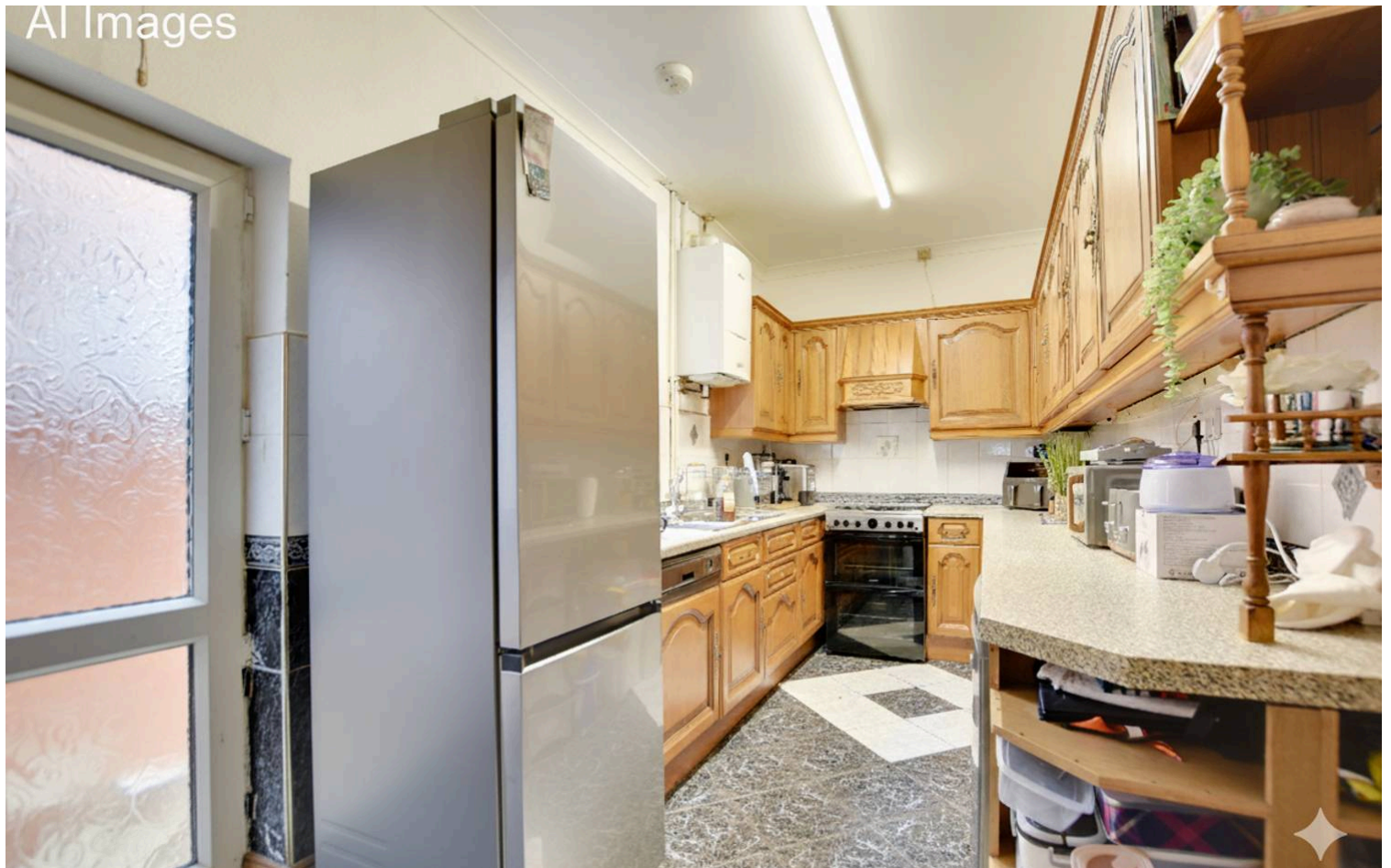
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With stairs to first floor, radiator.

Reception Room One

12' 11" x 9' 1" (3.93m x 2.77m)

With double glazed window to the front elevation, window blinds, meter cupboard, storage cupboard, radiator.

Reception Room Two

12' 3" x 12' 2" (3.74m x 3.71m)

With double glazed window and door to the rear elevation, picture rail, storage cupboard with shelving, under stairs storage cupboard, decorative fireplace, TV point, radiator.



Kitchen

16' 6" x 7' 2" (5.03m x 2.18m)

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

First Floor Galleried Landing

With loft access.

Bedroom One

13' 9" x 11' 3" (4.18m x 3.42m)

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

Bedroom Two

11' 0" x 9' 10" (3.36m x 2.99m)

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

Bedroom Three

10' 2" x 9' 1" (3.11m x 2.77m)

With double glazed window to the rear elevation, fitted wardrobe, built-in cupboard, radiator.

Bathroom

5' 10" x 5' 10" (1.79m x 1.77m)

With double glazed window to the side elevation, bath with electric shower over, low-level WC, wash hand basin, tiled walls, extractor fan, tiled floor, heated chrome towel rail.

Rear Garden

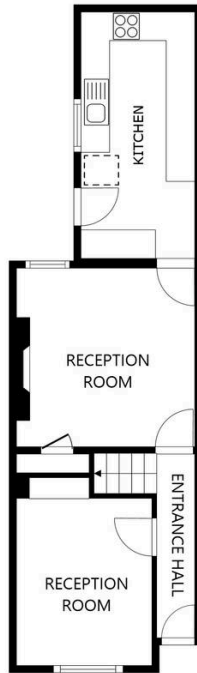
Paved courtyard rear garden with two outside stores, gate to rear access, walled perimeter.

Article 4

This property falls within an Article 4 direction area. Prospective purchasers are strongly advised to consult the relevant local authority to confirm any obligations regarding planning permissions or licensing requirements prior to purchase.

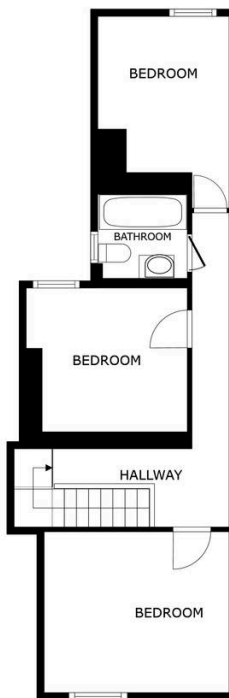
Selective Licensing Area

This property is located within a selective licensing area. If you are considering purchasing for rental purposes, you will need to check the local authority's licensing requirements and apply for the relevant licence



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...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.