



## 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**

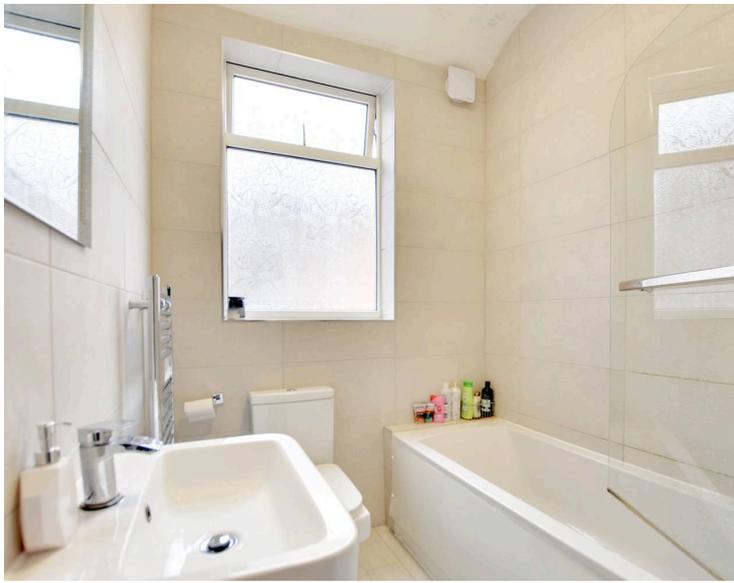
12' 11" x 9' 1" (3.93m x 2.77m)

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**

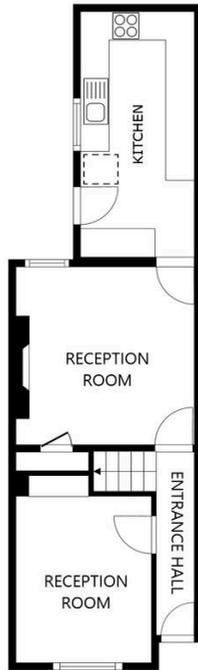
Paved courtyard rear garden with two outside stores, gate to rear access, walled perimeter.

### **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.

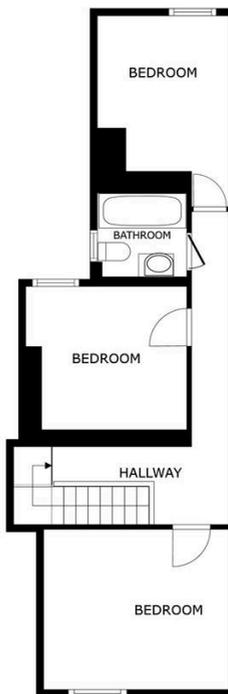
### **Selective Licensing Area**

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...**



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