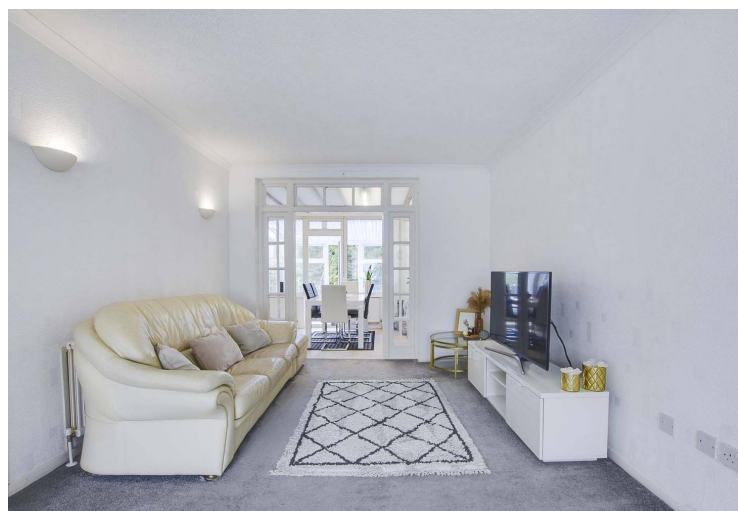




Plymouth Drive, Evington

In Excess of £350,000

A BEAUTIFUL three-bedroom semi-detached property, ideally situated in the area of EVINGTON and benefiting from ample OFF ROAD PARKING. Externally, the property enjoys a low-maintenance rear garden.

Council Tax band: C

Tenure: Freehold

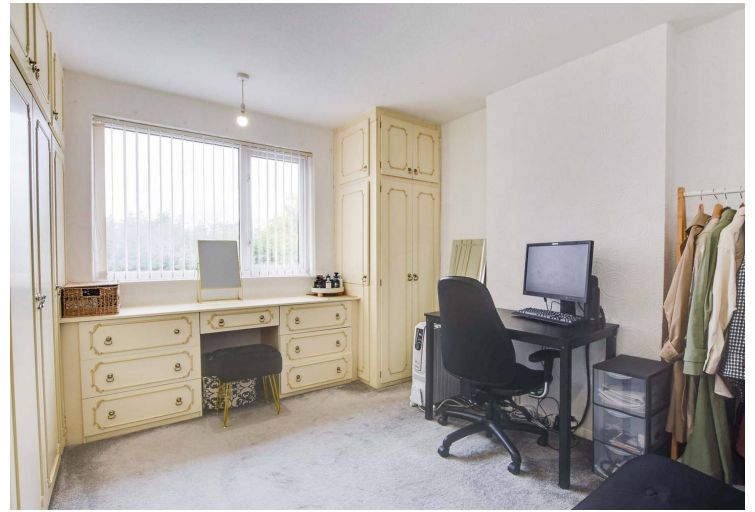
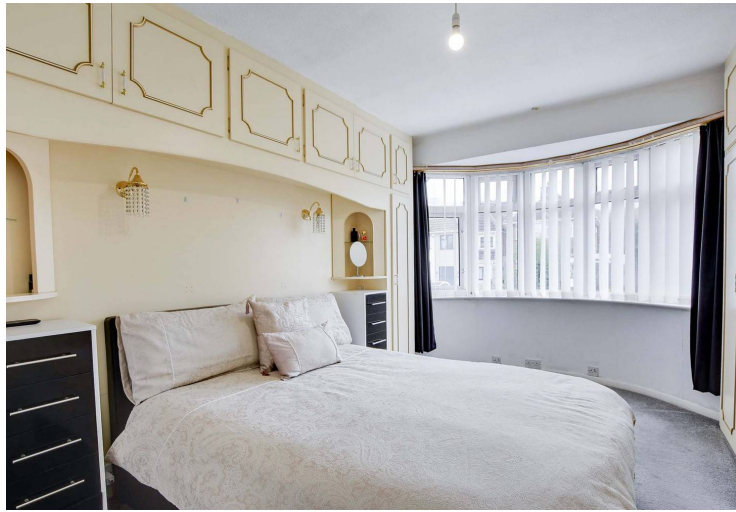
EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

0116 274 5544





Entrance Porch

With double glazed window and door to the front elevation, laminate floor.

Entrance Hall

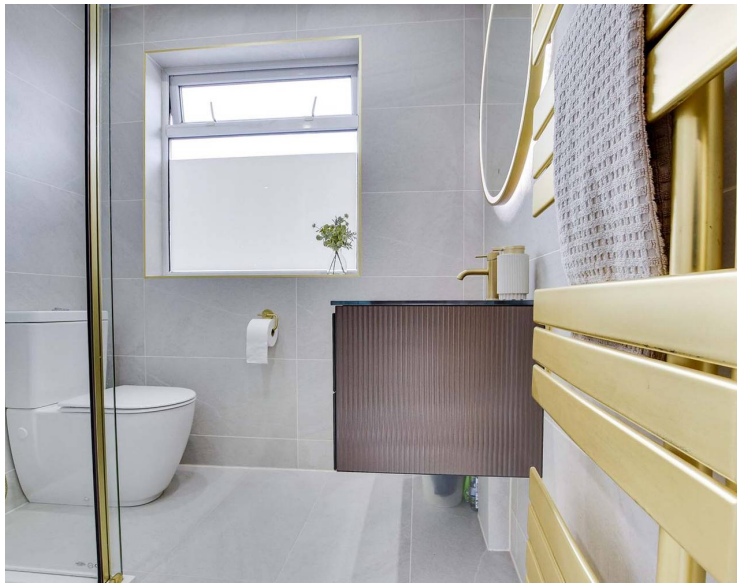
With single glazed windows and door to the front elevation, carpet floor, under stairs storage cupboard, stairs to first floor, radiator.

Ground Floor WC 2' 10" x 2' 6" (0.87m x 0.75m)

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

Lounge 24' 4" x 11' 0" (7.42m x 3.36m)

With double glazed bay window to the front elevation, gas fire with surround and hearth, French doors to the rear elevation, carpet floor, two radiators.



L-Shaped Kitchen Diner 18' 5" x 9' 1" (5.61m x 2.76m)

Measurements also 4.58 m x 1.96 m. With double glazed window to the side elevation, double glazed window and door to the rear elevation, laminate floor, sink and drainer, wall and base units with work surface over, integrated double oven and hob, filter hood over, plumbing for washing machine, space for american style fridge freezer, part tiled walls, two radiators.

Walk-In Pantry 5' 9" x 2' 8" (1.74m x 0.82m)

With laminate floor.

Conservatory 7' 11" x 10' 10" (2.42m x 3.30m)

A double glazed conservatory with brick base having doors to rear garden, laminate floor.

First Floor Landing

With double glazed window to the side elevation, carpet floor, radiator.

Principal Bedroom 9' 3" x 11' 11" (2.82m x 3.62m)

With double glazed bay window to the front elevation, fitted storage cupboard with box cupboards over, fitted wardrobes, carpet floor, radiator.

Bedroom Two 12' 1" x 11' 0" (3.68m x 3.35m)

With double glazed window to the rear elevation, fitted wardrobes, fitted desk/vanity unit, carpet floor, radiator.

Bedroom Three 8' 6" x 6' 5" (2.60m x 1.95m)

With double glazed window to the front elevation, carpet floor, radiator.

Shower Room 6' 11" x 6' 4" (2.11m x 1.93m)

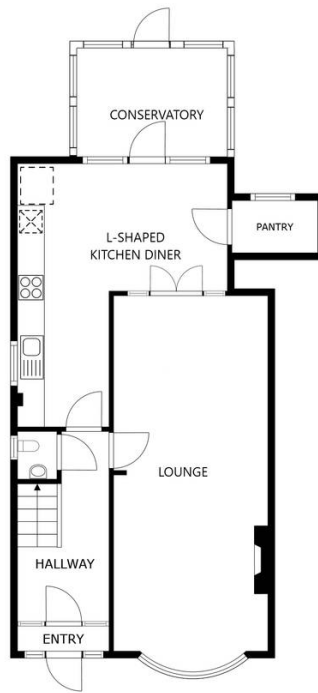
With double glazed window to the rear elevation, tiled floor, tiled walls, shower cubicle, low-level WC, wash hand basin with drawer below, radiator.

Rear Garden

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

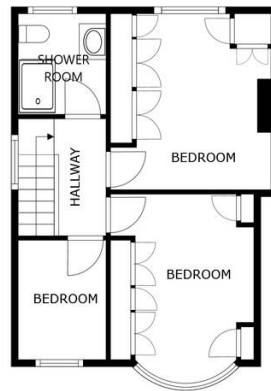
Driveway 3 vehicles

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



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.