



Coleman Road, Evington

£260,000

A two-bedroom END TERRACE property close to Evington Village.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

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Entrance Hall

With a double-glazed window to the side elevation, laminate flooring and a radiator.

Living Room

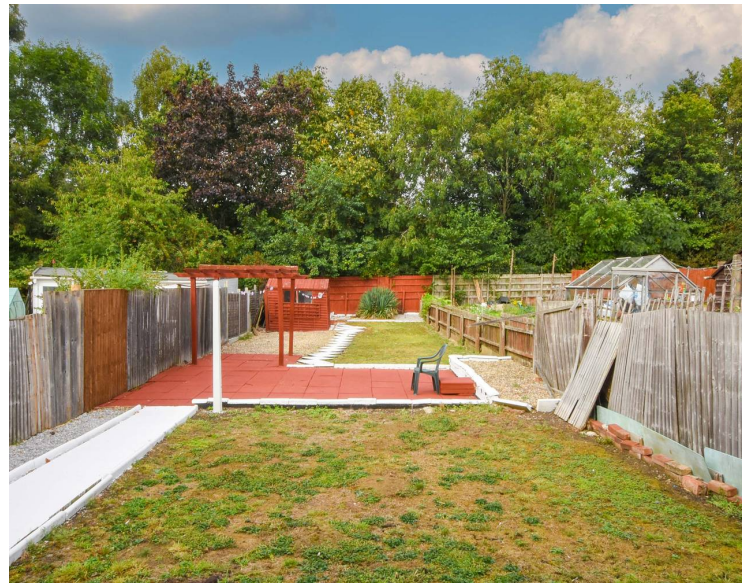
18' 11" x 10' 9" (5.77m x 3.28m)

With a double-glazed window to the front elevation, double glazed patio doors to the rear elevation leading to a useful decking area, laminate flooring, gas fire and two radiators.

Kitchen

9' 0" x 7' 4" (2.74m x 2.24m)

With a double-glazed window to the rear elevation, a pantry with tiled flooring and useful shelving units, a sink and drainer unit with a range of wall units with under unit lighting and base units with work surfaces over, tiled flooring, tiled walls, oven, hob, extractor fan and a radiator.



Diner/Utility

14' 9" x 8' 10" (4.50m x 2.69m)

With a double-glazed window to the front elevation, door to the front elevation, worktops, space for two appliances, a useful storage cupboard with shelving and lighting, terracotta tiled flooring and a radiator.

First Floor Landing

With a double-glazed window to the side elevation and carpeting.

Bedroom One

13' 11" x 8' 9" (4.24m x 2.67m)

With two double-glazed windows to the front elevation, a storage cupboard with lighting and a radiator, carpeting and a radiator.

Bedroom Two

10' 4" x 10' 0" (3.15m x 3.05m)

With a double-glazed window to the rear elevation, storage cupboard, carpeting and a radiator.

Bathroom

6' 1" x 5' 11" (1.85m x 1.80m)

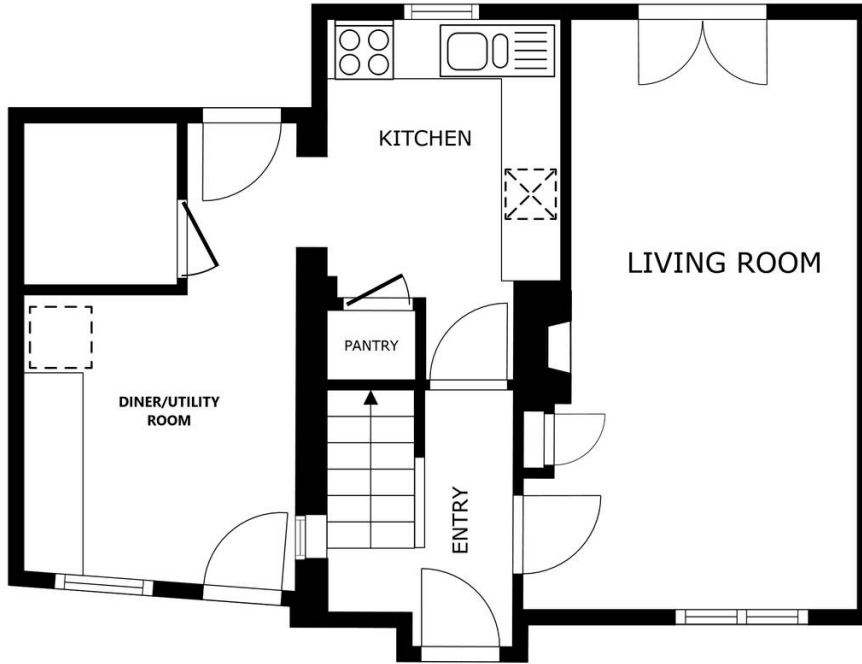
With a double-glazed window to the rear elevation, partly tiled walls, WC, wash hand basin, bath and a radiator.

Front Garden

With Lawn, fencing, outside lighting, decorative pebbled areas and a patio area.

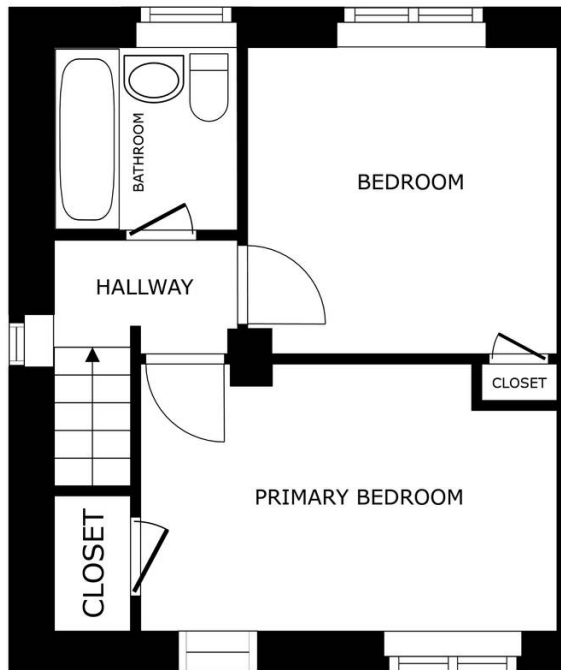
Rear Garden

A beautiful garden with a decking area, slabbed pathway, wood-built storage shed and lawn.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 46.8 m² FLOOR 2 31.2 m²
 TOTAL : 77.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 46.8 m² FLOOR 2 31.2 m²
 TOTAL : 77.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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