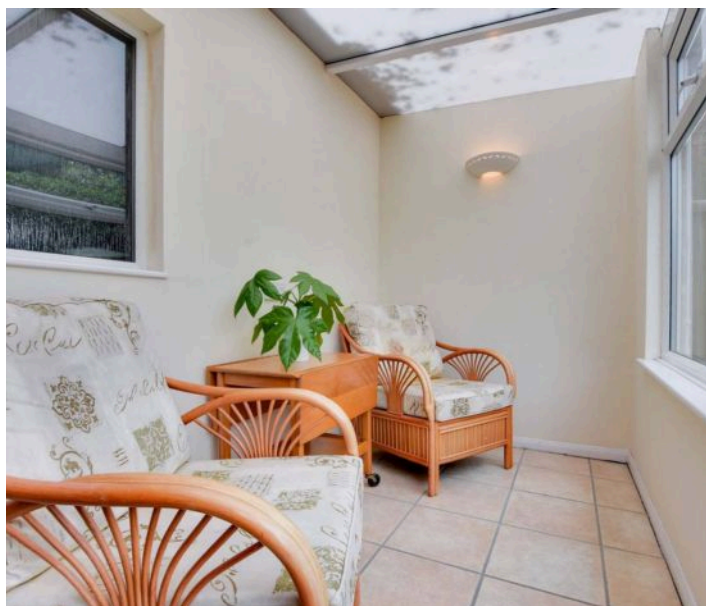


Valentine Road, Evington

£350,000

With SCOPE FOR EXTENSION, sub. to permissions, this THREE BEDROOM detached property is offered with NO CHAIN. The rear garden is a true gem providing the ideal space for entertaining or relaxing.





Entrance Hall

With double glazed window and door to the front elevation, double glazed window to the side elevation, stairs to first floor, wooden floor, cloakroom, storage cupboard, radiator.

Ground Floor WC

4' 6" x 2' 4" (1.37m x 0.71m)

With double glazed window to the front elevation, low-level WC, wash hand basin, wooden floor, overhead storage cupboard.

Kitchen

9' 7" x 8' 9" (2.92m x 2.67m)

With double glazed window to the front elevation, vinyl floor, wall and base units with work surface over, sink and drainer, part tiled walls, plumbing for washing machine, cooker point, two radiators.

Dining Room

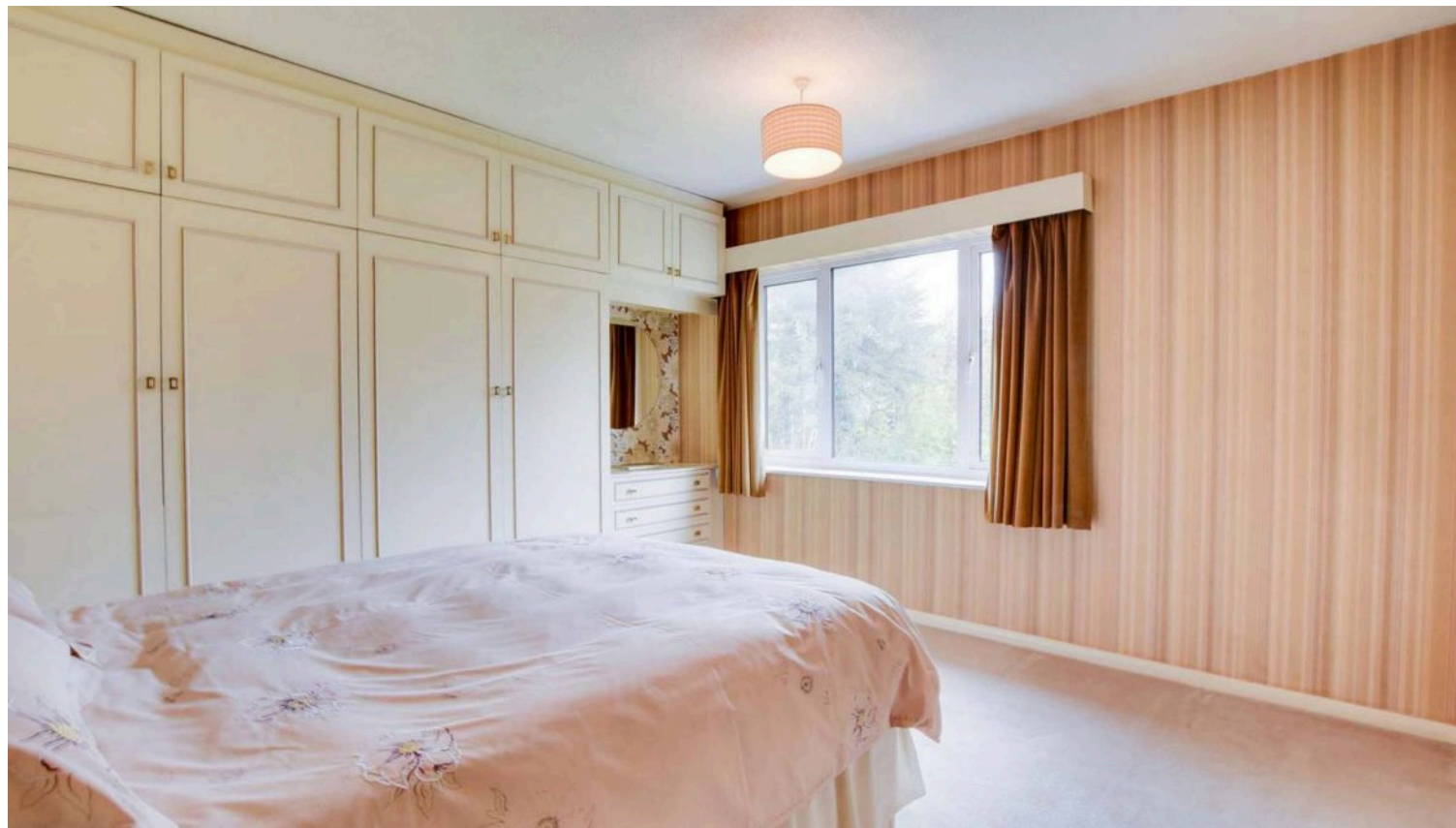
11' 8" x 7' 5" (3.56m x 2.26m)

With double glazed sliding patio doors to the rear elevation, wood floor, bi-folding doors to the lounge, radiator.

Lounge

15' 11" x 11' 8" (4.85m x 3.56m)

With double glazed window to the rear elevation, gas fire and surround with hearth, wood floor, radiator.



Sun Room

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

First Floor Landing

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

Bedroom One

12' 9" x 11' 8" (3.89m x 3.56m)

With double glazed window to the rear elevation, carpet floor, fitted wardrobes and built-in wardrobe, radiator.

Bedroom Two

11' 8" x 8' 9" (3.56m x 2.67m)

With double glazed window to the rear elevation, with built in wardrobe, carpet floor, radiator.

Bedroom Three

9' 9" x 8' 9" (2.97m x 2.67m)

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

Bathroom

7' 8" x 5' 6" (2.34m x 1.68m)

With double glazed window to the front elevation, carpet floor, bath, low-level WC, wash hand basin, tiled walls, radiator.









Front Garden

With flowerbeds and shrubs.

Rear Garden

With paved patio area, steps, extensive lawn, flowerbeds and shrubs, tree, hedging and fencing to perimeter, shed/summerhouse.

Driveway

Block paved driveway providing off road parking.

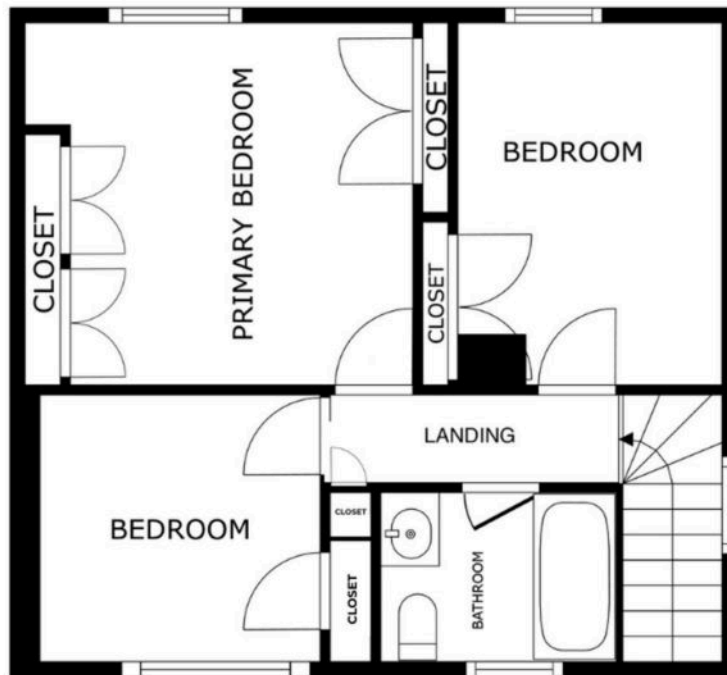
Garage

Measuring 16'10" x 8'10". With doors to the front elevation, double glazed window to the rear elevation, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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.