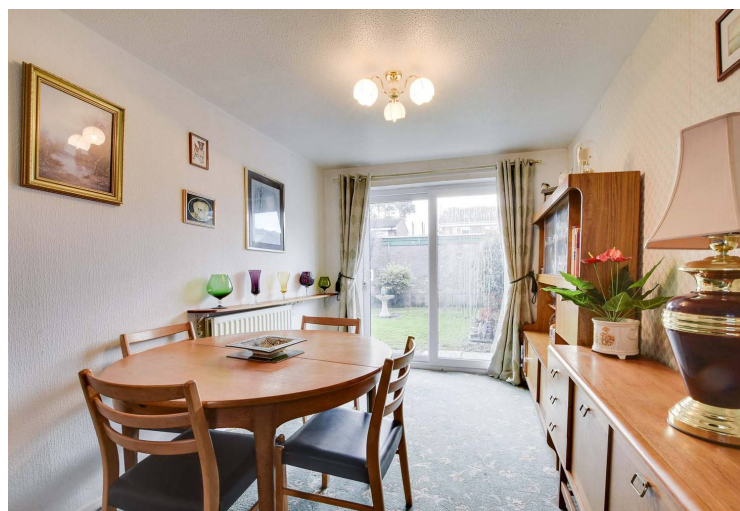




Gelert Avenue, Evington

£270,000 Freehold

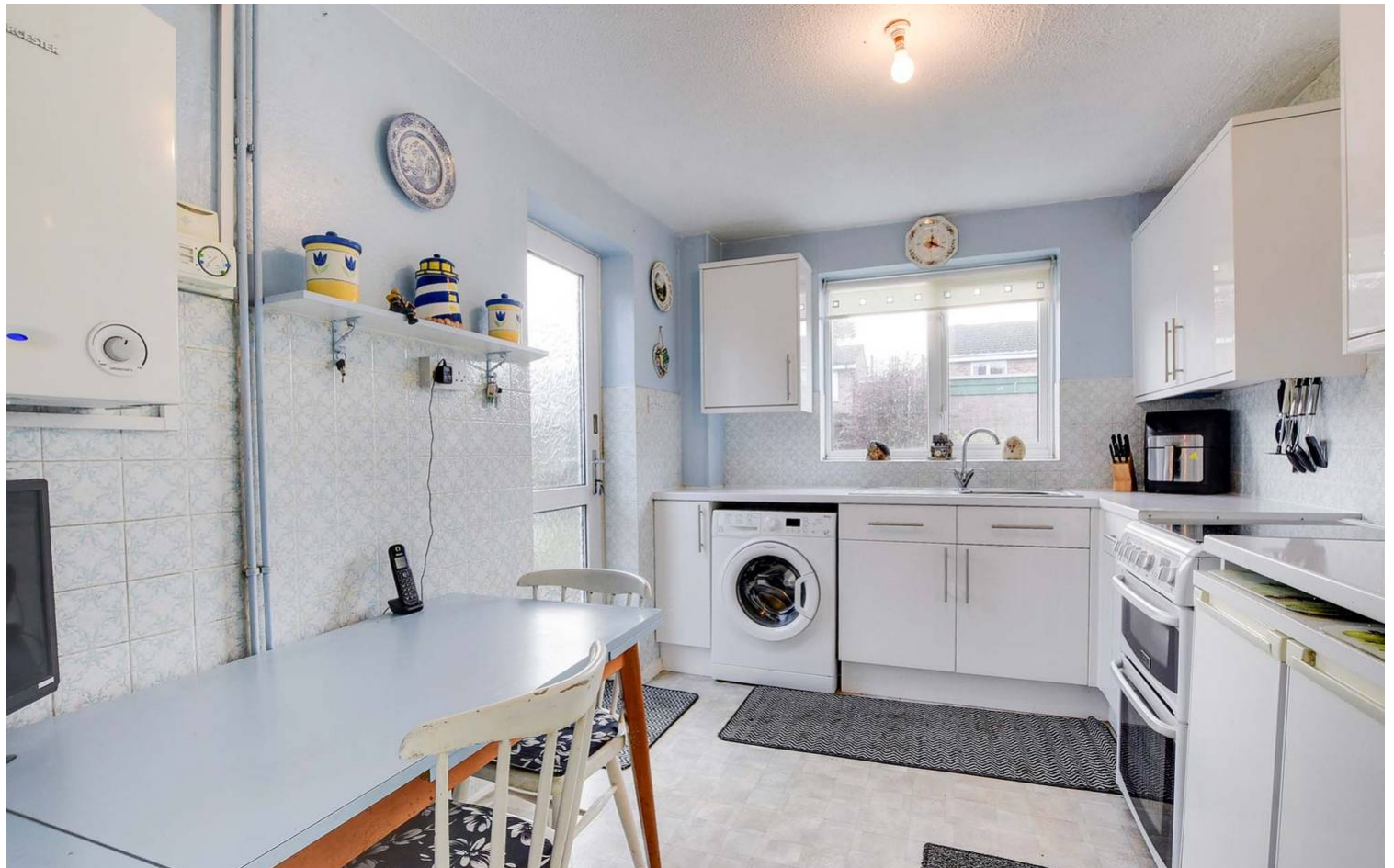
Charming 2-bed semi-detached home with no upward chain. Corner plot, lounge diner, kitchen, WC, shower room, garage, and parking. Ideal project with outdoor space for relaxation and entertainment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBA





Entrance Porch

With double glazed windows to the front and side, double glazed front door, single glazed door leading to the entrance hall.

Hallway

With stairs leading to the first floor landing, under stairs storage cupboard, carpet flooring and a radiator.

Downstairs WC

6' 11" x 3' 4" (2.12m x 1.01m)

Double glazed window to the front elevation, WC, wash hand basin with cupboard under and a radiator.

Lounge Diner

25' 11" x 10' 0" (7.89m x 3.06m)

With double glazed window to the front elevation, double glazed patio doors to the rear elevation, carpet flooring, electric fire and two radiators.



Kitchen

10' 11" x 8' 2" (3.32m x 2.50m)

With a double glazed window to the rear elevation, double glazed door to the side elevation which provides access to the rear garden, Worcester Bosch boiler, part tiled walls, wall and base units, sink and drainer unit, space for fridge, space for washing machine and space for cooker/hob.

First Floor Landing

Double glazed window to the side elevation, cupboard housing the water tank.

Bedroom

16' 11" x 14' 9" (5.15m x 4.49m)

5.15m narrows to 3.38m to form the L-Shape. This L-shaped bedroom was formerly two bedrooms and has been convert to one larger bedroom. With two double glazed windows to the front elevation and two radiators.

Bedroom Two

11' 1" x 10' 11" (3.38m x 3.34m)

Length measurement is measured into the wardrobes. With double glazed window to the rear elevation, fitted wardrobes and a radiator.

Shower Room

6' 7" x 5' 6" (2.00m x 1.67m)

With a double glazed window to the rear elevation, tiled walls, walk-in shower cubicle, wash hand basin, WC, wall-mounted mirrored cabinet and a radiator.

Front Garden

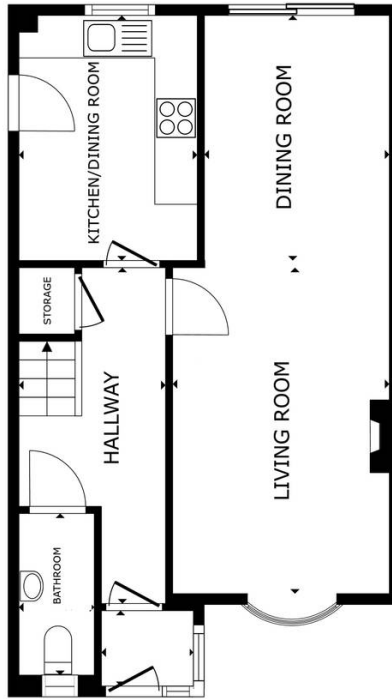
Lawned frontage with path leading to the property.

Rear Garden

With side gated access leading to the front of the property and rear gated access to driveway and garage. This rear garden has a patio area to the rear and side, pebbled area, lawned area, mature flowerbeds, pond, and a wooden shed.

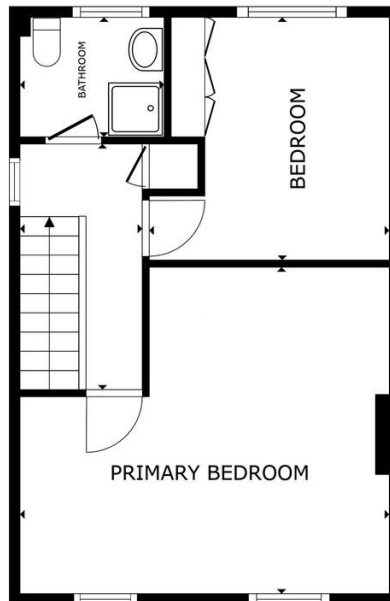
Parking

With driveway and garage to the rear of the property.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 46.1 m² FLOOR 2 42.8 m²
TOTAL : 88.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 46.1 m² FLOOR 2 42.8 m²
TOTAL : 88.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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