



## 32 Gelert Avenue, Evington

£250,000

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: D





### **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**

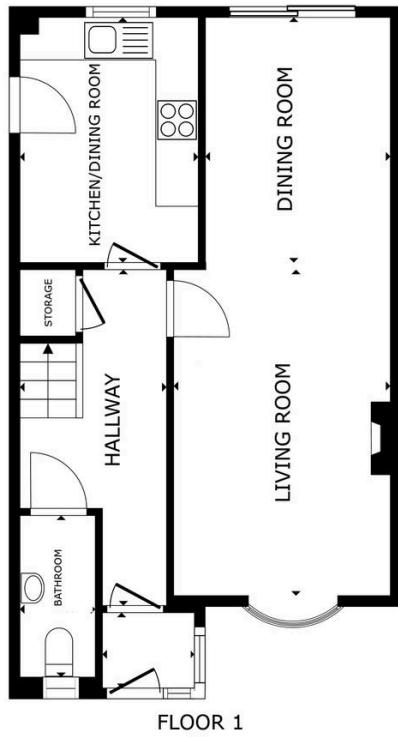
With side gated access leading to the front of the property and rear gated access to driveway and garage. This rear garden has a patio area to the rear and side, pebbled area, lawned area, mature flowerbeds, pond, and a wooden shed.

## **Driveway**

Located at the rear of the property with access into the rear garden.

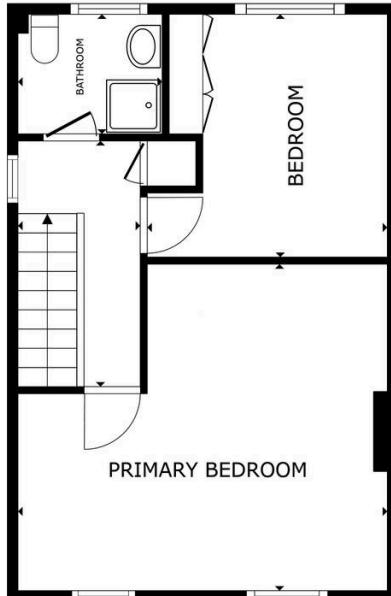
## **Garage**

Located at the rear of the property.



GROSS INTERNAL AREA  
FLOOR 1 46.1 m<sup>2</sup> FLOOR 2 42.8 m<sup>2</sup>  
TOTAL : 88.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport®



GROSS INTERNAL AREA  
FLOOR 1 46.1 m<sup>2</sup> FLOOR 2 42.8 m<sup>2</sup>  
TOTAL : 88.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport®

**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.