



## Cordery Road, Evington

£285,000 Freehold

An excellent 3-bed semi-detached home in Evington with no upward chain. Featuring two reception rooms, off-road parking, and a large garden, it offers fantastic scope for modernisation or extension.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D







### **Entrance Hall**

With stairs rising to the first floor and a handy under-stairs storage cupboard.

### **Reception Room**

12' 10" x 12' 6" (3.90m x 3.80m)

A comfortable living space featuring a double glazed window to the rear elevation and a radiator.

### **Reception Room**

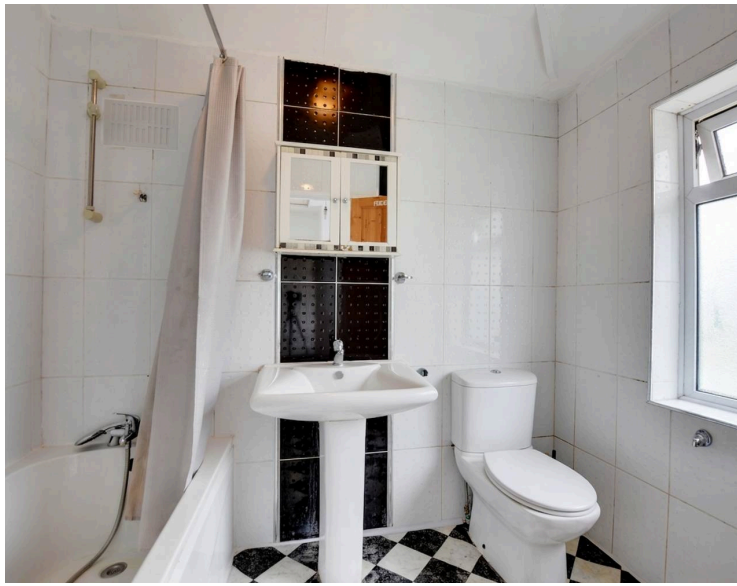
10' 2" x 8' 10" (3.10m x 2.70m)

Separate dining area with a double-glazed window overlooking the rear garden and a radiator.

### **Kitchen**

10' 2" x 9' 6" (3.10m x 2.90m)

Fitted with a range of wall and base units, work surfaces, a stainless steel sink, a gas cooker point with chimney hood, and tiled flooring.



### **Side Lobby & Storage**

Accessible from the kitchen, featuring a double glazed door to the side, a wall-mounted boiler, and a storage area.

### **First Floor Landing**

With a double-glazed window to the front elevation.

### **Bedroom One**

11' 6" x 10' 6" (3.50m x 3.20m)

A generous double bedroom featuring a built-in cupboard, laminate flooring, a radiator, and a rear-facing window.

### **Bedroom Two**

10' 10" x 9' 10" (3.30m x 3.00m)

A second double bedroom with a radiator and a double glazed window to the rear elevation.

### **Bedroom Three**

8' 2" x 8' 2" (2.50m x 2.50m)

Featuring a built-in cupboard, a radiator, and a double glazed window to the front elevation.

### **Bathroom**

7' 10" x 5' 3" (2.40m x 1.60m)

Three-piece suite comprising a bath with a shower over, a pedestal wash hand basin, a low-level WC, a heated towel rail, and a front-facing window.

### **Garden**

Walled front garden with gated access providing off-road parking.

### **Front Garden**

Paved patio area with an outside store; mainly lawn with a fenced perimeter.

### **Driveway**

For one vehicle.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & valuers (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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.