



## St. Denys Road, Evington

£300,000 Freehold

A fantastic opportunity to purchase this 3-bedroom semi-detached family home in Evington. Offered with no upward chain, it features two reception rooms, lawned gardens, and needs refurbishment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E





### **Entrance Porch**

With internal door to entrance hall, with stairs to first floor and radiator.

### **Living Room**

17' 1" x 13' 1" (5.20m x 4.00m)

(narrowing to 2.3m) With double-glazed windows to front and rear elevations, picture rail, fireplace, and radiator.

### **Dining Room**

8' 6" x 8' 6" (2.59m x 2.58m)

With a double-glazed window to the rear elevation and a radiator.

### **Kitchen**

13' 9" x 7' 10" (4.20m x 2.40m)

With double-glazed windows to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, a gas cooker point, plumbing for a washing machine, and a radiator.



### **Pantry**

Under-stairs pantry space.

### **Lobby**

With a door to the side elevation, a storage cupboard with shelving.

### **Ground Floor WC**

5' 3" x 2' 4" (1.60m x 0.70m)

With a window to the rear elevation and a low-level WC.

### **First Floor Landing**

With double glazed window to front elevation, airing cupboard, and loft access.

### **Bedroom One**

13' 1" x 10' 6" (4.00m x 3.19m)

With double-glazed windows to the rear elevation, a built-in cupboard, and a radiator.

### **Bedroom Two**

12' 2" x 9' 8" (3.70m x 2.94m)

With double-glazed windows to the rear elevation, a built-in cupboard, picture rail, and radiator.

### **Bedroom Three**

8' 10" x 6' 11" (2.70m x 2.10m)

With double-glazed windows to the front elevation, a built-in cupboard with a further recessed storage area, and a radiator.

### **Bathroom**

6' 3" x 5' 11" (1.90m x 1.80m)

With double-glazed windows to the side elevation, a bath with a shower over, a wash hand basin, a low-level WC, lino flooring, and a radiator.

### **Front Garden**

Walled front garden, mainly laid to lawn with shrubs.

### **Rear Garden**

Paved patio with a shed and brick store. Lawned rear garden with a tree and fenced perimeter. Gate providing side access.



1st floor



Ground floor

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

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