

Marydene Drive, Evington

Offer Over £475,000

A traditional detached property having in-and-out block paved driveway. Requiring SOME UPDATING, yet has potential for EXTENSION to the rear or side, subject to relevant planning consent.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Porch

With tiled floor, internal door to entrance hall.

Entrance Hall

With stairs to first floor, radiator.

Reception Room One 19' 11" x 10' 11" (6.08m x 3.34m)

With double glazed window to the front elevation, double glazed patio doors to the rear elevation, laminate floor, TV point, radiator, fold open doors to reception room two.

Reception Room Two 16' 5" x 12' 5" (5.00m x 3.79m)

With double glazed windows to the front and rear elevations, laminate floor, two radiators.

Reception Room Three 9' 5" x 8' 11" (2.87m x 2.73m)

With two double glazed windows to the front elevation, double glazed window to the side elevation, laminate floor, radiator.



Kitchen Breakfast Room 18' 8" x 10' 1" (5.68m x 3.07m)

With double glazed window to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, gas cooker point with chimney hood over, tiled floor, part tiled walls, doors to side access.

Utility Room 7' 10" x 5' 8" (2.40m x 1.73m)

With stainless steel sink and drainer unit, work surface, plumbing for washing machine, wall mounted boiler, tiled floor.

Ground Floor Shower Room 7' 1" x 5' 8" (2.16m x 1.72m)

With double glazed window to the rear elevation, tiled shower cubicle, low-level WC, wash hand basin, tiled floor, radiator, extractor fan.

First Floor Landing

With double glazed window to the front elevation.

Bedroom One 16' 6" x 12' 5" (5.04m x 3.78m)

With double glazed windows to the front and rear elevations, fitted wardrobes, two radiators.

Bedroom Two 14' 0" x 11' 0" (4.26m x 3.35m)

With double glazed bay window to the front elevation, fitted wardrobes and drawers, radiator.

Bedroom Three 9' 6" x 9' 0" (2.89m x 2.74m)

With double glazed window to the front elevation, single glazed window to the side elevation, fitted wardrobes, radiator.

Bedroom Four 8' 4" x 6' 8" (2.53m x 2.03m)

With double glazed window to the rear elevation.

Shower Room 11' 11" x 4' 11" (3.62m x 1.49m)

With two double glazed windows to the rear elevation, tiled shower cubicle, wash hand basin, low-level WC, tiled walls, tiled floor, extractor fan, radiator.

Rear Garden

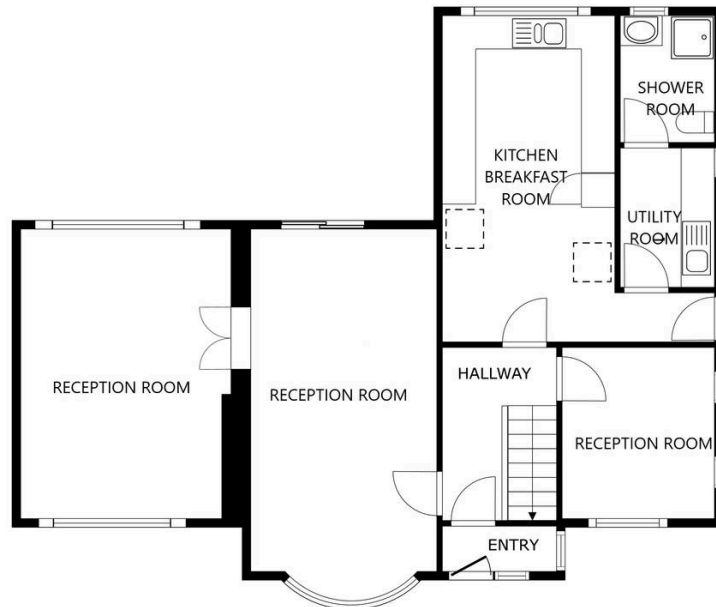
With paved patio area, lawn, flowerbeds and mature trees, fencing to perimeter, outside tap, side access, side door to garage.

Driveway 5 vehicles

Garage 9.58 m x 2.72 m

With fold open door to the front elevation, power and lighting.

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.