



Okehampton Avenue, Evington

Offers Over £255,000 Freehold

Well-presented 2-bed semi-detached home in Evington with no upward chain. Features a modern kitchen diner, lounge, stylish shower room, rear garden, driveway for 2 cars & garage.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

Entrance lobby accessed via a double-glazed door.

Reception Room

13' 11" x 13' 0" (4.24m x 3.96m)

Living area providing natural light via a double-glazed window to the front elevation; features a chimney breast with living flame gas fire, granite surround and hearth, TV point, radiator, and door to kitchen diner.

Kitchen Diner

13' 8" x 9' 1" (4.17m x 2.77m)

Double-glazed window to rear elevation and double-glazed door to garden. Features gloss base and wall units, granite-effect rolled edge laminated work surfaces, stainless steel sink/drainers with mixer tap. Integrated appliances include an inset four-ring gas hob, double oven, extraction hood, integrated fridge, integrated freezer, cupboard incorporating the boiler, and a radiator.



Landing

Loft inspection hatch and built-in cupboard.

Bedroom One

10' 8" x 10' 6" (3.24m x 3.20m)

Principal bedroom with double-glazed window to front elevation, built-in wardrobes, shelf, and radiator.

Bedroom Two

9' 6" x 7' 5" (2.89m x 2.27m)

Double-glazed window to rear elevation, built-in wardrobes, and radiator.

Shower Room

6' 2" x 5' 10" (1.87m x 1.78m)

Double-glazed window to the rear elevation, shower cubicle with shower screen and shower head over, low-level WC, wash hand basin, tiled splashbacks, and feature wall-mounted radiator.

Rear Garden

Patio leading to a lawn, well-maintained and established flower beds, and well-maintained borders

Driveway

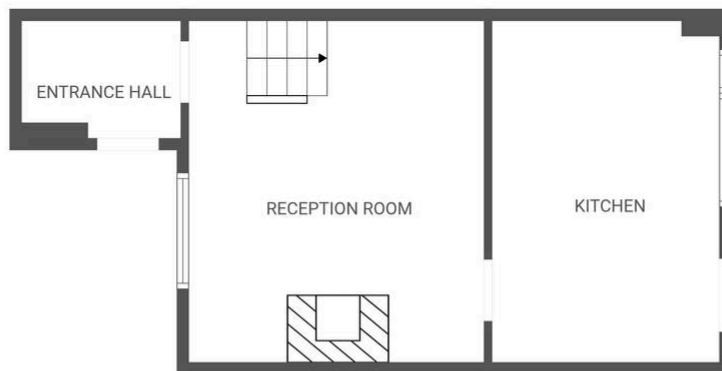
Low-maintenance tarmac driveway with parking space for 2 vehicles

Garage

Parking for one vehicle.



1st floor



Ground floor

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

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