



15 EVANS CLOSE BEDWORTH, CV12 9BL

£875

Well presented, good size two bedroom semi detached house in popular location, close to the town centre, transport links and local amenities. With double glazing and gas central heating, the property briefly comprises; Entrance hall, spacious lounge open plan to re-fitted kitchen/diner, utility/garden room, cloakroom/WC, two double bedrooms and re-fitted bathroom. Externally are attractive front and rear gardens and off road parking. Early viewing advised, available end January. Call 024 7509 1021 to view.



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- Large two bed semi detached • Well presented • Re-fitted kitchen/diner • Utility/garden room • Two double bedrooms • Re-fitted bathroom • Front & rear gardens • Off road parking



Entrance Hall

With stairs to first floor and radiator.

Lounge

13' 6" x 9' 10" (4.12m x 3.00m) Double glazed window to front aspect, focal feature fire, television point and radiator. Open plan to;

Kitchen/Diner

13' 3" x 10' 4" (4.05m x 3.16m) Door and window to rear, extensively re-fitted with a range of eye and base level units, integral hob and oven with extractor over, single drainer sink unit with flexi hose mixer tap, under stair cupboard with fitted units, tiled splash backs and flooring.

Utility/Garden room

With double glazed window and door to garden, tiled flooring and door to;

Cloakroom/WC

With low level WC, wash basin, wall mounted combination boiler and plumbing for washing machine

Landing

With double glazed window to side and enlarged loft access hatch with fitted ladder leading to boarded loft area.

Bedroom One

12' 11" x 10' 1" (3.94m x 3.07m) Double glazed window to front, built in double wardrobe and radiator.

Bedroom Two

10' 4" x 9' 11" (3.14m x 3.03m) Double glazed window to rear and radiator

Bathroom

Re-fitted suite with low level WC, vanity wash basin with cupboard under, panelled bath with shower over, tiled wash areas and radiator.

Front

To the front is a lawned garden with borders and driveway parking for two vehicles, with gates and storage shed with light and power and gate to rear.

Rear

To the rear is an enclosed garden, laid mainly to lawn with borders and raised decked seating area.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: **Council Tax Band:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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