



Goldhill Gardens, South Knighton

In Excess of £350,000

A Bryant built THREE STOREY end townhouse providing VERSATILE ACCOMMODATION including FOUR BEDROOMS and a fitted dining kitchen.



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Entrance Hall

With window to the side elevation, stairs to first floor, under stairs storage cupboard, further storage cupboard, wood effect floor, ceiling coving, door to integral garage, radiator with radiator cover, leading to utility room.

Bedroom One

11' 7" x 11' 0" (3.53m x 3.35m)

With window to the rear elevation, French doors to the rear leading to rear garden, ceiling coving, TV point, radiator with radiator cover.

Utility Room

7' 0" x 7' 0" (2.13m x 2.13m)

With door to the rear elevation, ceramic tiled floor, part tiled walls, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, plumbing for washing machine, radiator.

Ground Floor WC

With ceramic tiled floor, low-level WC, wash hand basin, tiled walls, built-in storage cupboards, radiator.

First Floor Landing

With ceiling coving, stairs to second floor, radiator with radiator cover.



Lounge

18' 0" x 10' 10" (5.49m x 3.30m)

With window to the rear elevation, French doors to the rear elevation with Juliet balcony, ceiling coving, spotlights, living flame gas fire with marble surround and hearth, TV point, radiator with radiator cover, open aspect leading to:

Study Area/Dining Room

10' 4" x 9' 0" (3.15m x 2.74m)

With ceiling coving, wall lights, built-in bookcases, radiator.

Fitted Dining Kitchen

18' 2" x 8' 10" (5.54m x 2.69m)

With windows to the front elevation, part ceramic tiled floor, wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, part tiled walls, inset two ring Neff electric hob and inset two ring Neff gas hob with extractor hood over, plate warmer, integrated oven, hidden partition door, radiator.

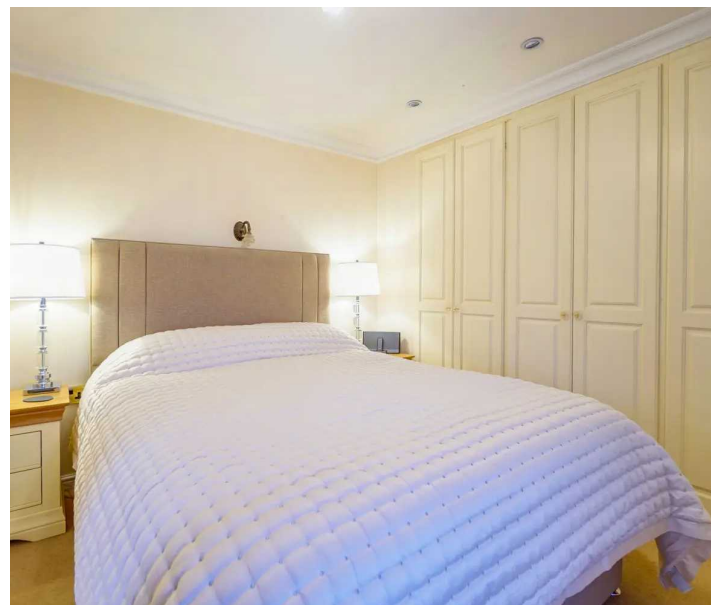
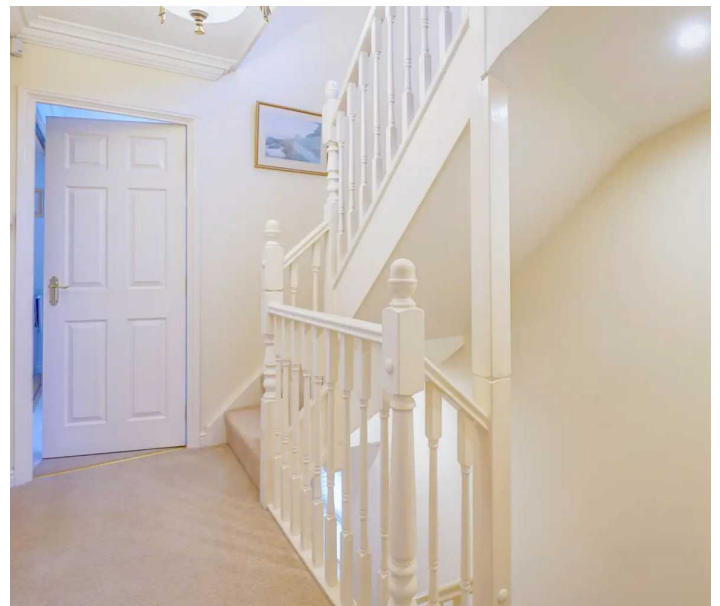
Second Floor Landing

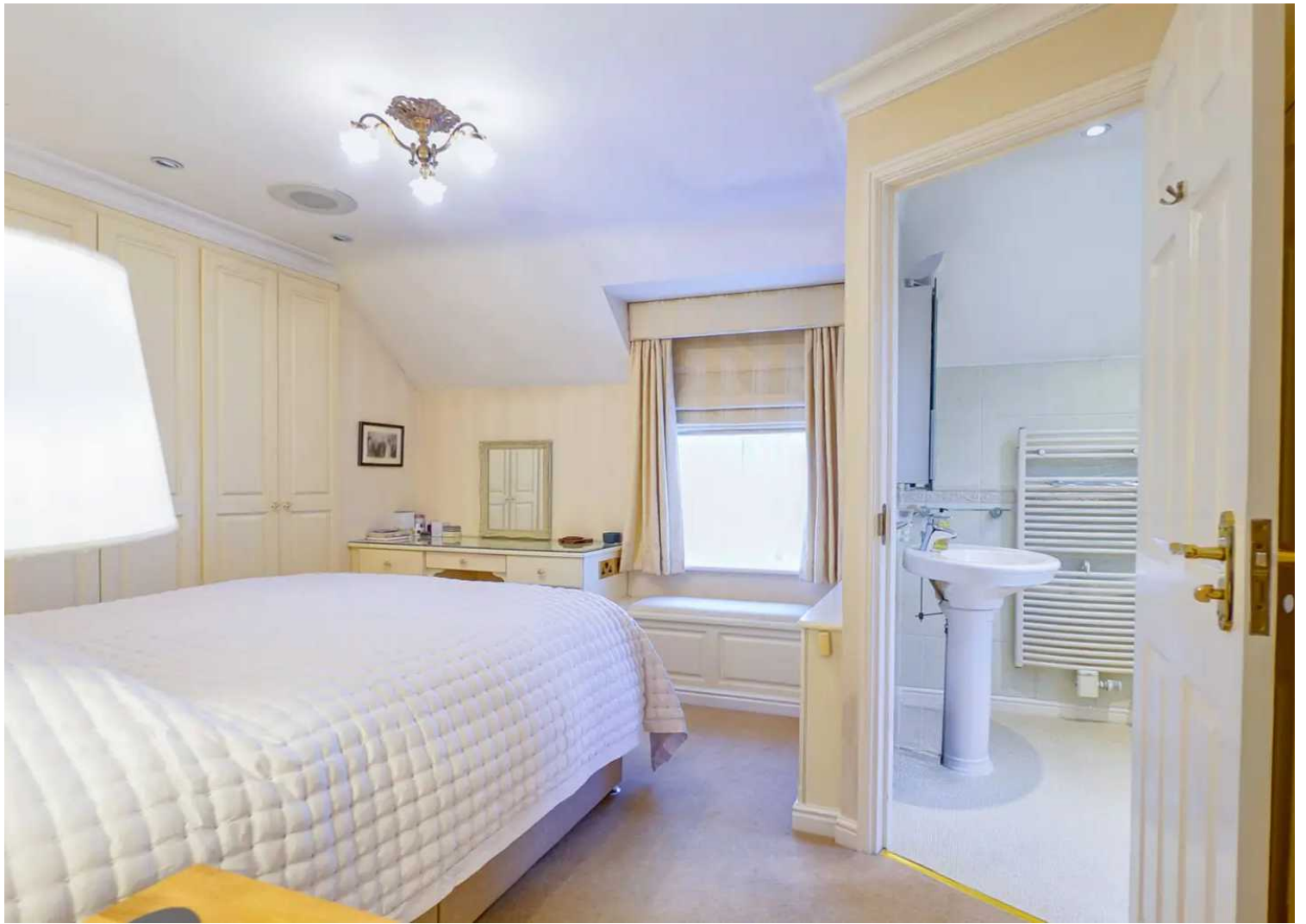
With access to the following rooms:

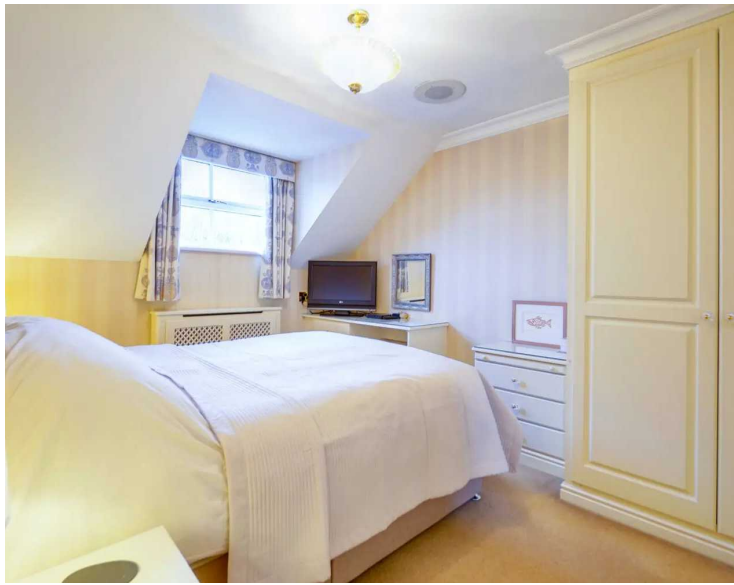
Bedroom Two

12' 0" x 11' 5" (3.66m x 3.48m)

With window to the front elevation, a range of wardrobes and dressing table, ceiling coving, radiator.







En-Suite

9' 0" x 6' 2" (2.74m x 1.88m)

With window to the side elevation, ceramic tiled floor, tiled walls, shower cubicle, low-level WC, wash hand basin, bidet, wall mounted radiator.

Bedroom Three

12' 0" x 9' 10" (3.66m x 3.00m)

With window to the rear elevation, built-in wardrobes, TV point ,radiator.

Bedroom Four

9' 0" x 8' 2" (2.74m x 2.49m)

With window to the rear elevation, built-in wardrobes, radiator.

Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

With bath having shower over and shower screen, low-level WC, wash hand basin, tiled walls, wall mounted radiator.

Front Garden

Low Maintenance frontage.

Rear Garden

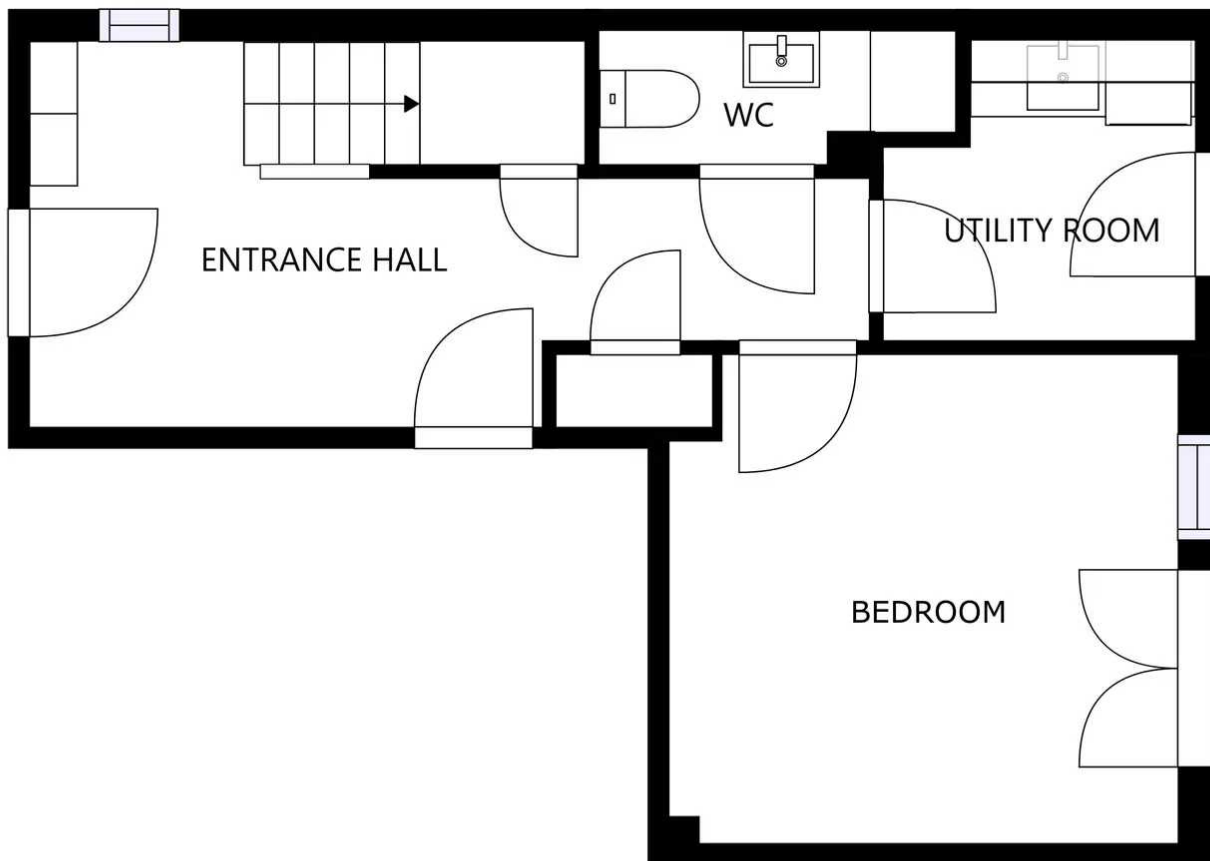
A low maintenance rear garden with paved patio area, flowerbeds and shrubs, fencing to perimeter.

Driveway 1 vehicle

Providing off road parking.

Garage 1 vehicle

With up and over door to the front elevation.



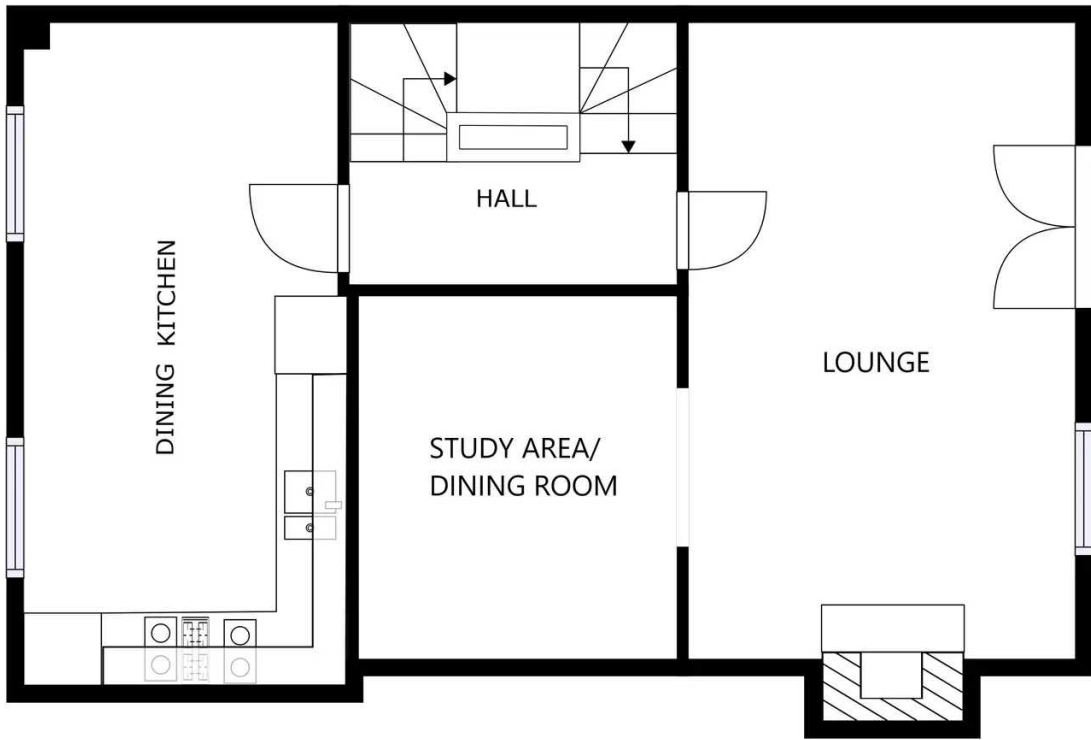
FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



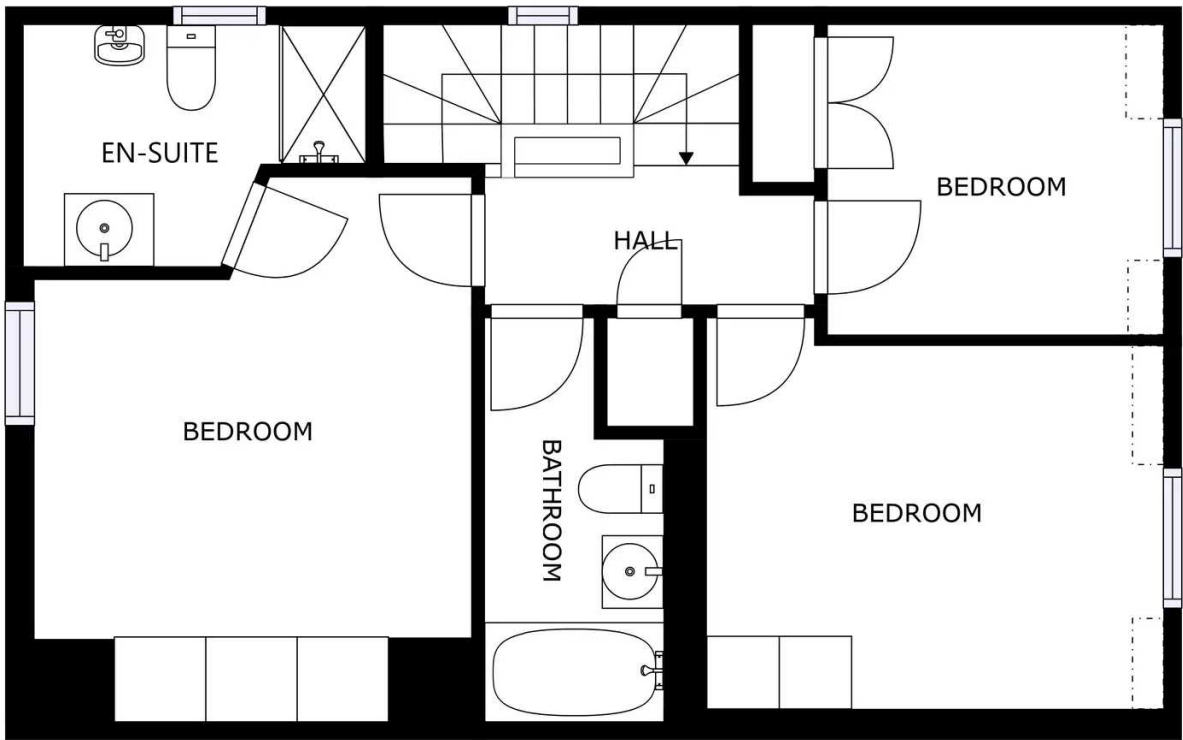
We'll keep you moving...





FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is well located for everyday amenities and services, including local public and private schooling including Overdale Infant and Junior Schools and nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is located close to Knighton Park and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



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