



Westbury Road, Knighton Fields

Offers Over £225,000

Located within a CUL-DE-SAC off Welford Road is this semi-detached property having THREE BEDROOMS and two reception rooms along with a useful boarded loft space. The property requires some work/updating to provide an ideal family home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

With window to the side elevation, stairs to first floor, radiator.

Reception Room One

11' 8" x 10' 1" (3.56m x 3.07m)

With window to the front elevation, radiator.

Reception Room Two

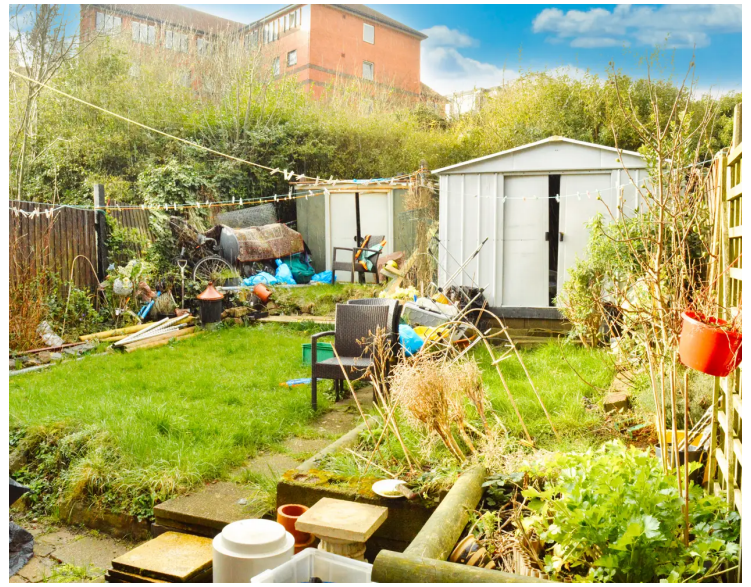
11' 8" x 11' 1" (3.56m x 3.38m)

With window to the rear elevation, radiator.

Kitchen

11' 2" x 6' 0" (3.40m x 1.83m)

With windows to the rear and side elevations, door to the side, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, gas cooker point, plumbing for washing machine, wall mounted boiler.



First Floor Landing

With window to the side elevation, loft access leading to boarded loft space with skylight windows to the front and rear elevations.

Bedroom One

11' 1" x 11' 7" (3.38m x 3.53m)

With window to the rear elevation, radiator.

Bedroom Two

11' 9" x 10' 0" (3.58m x 3.05m)

With window to the front elevation, radiator.

Bedroom Three

8' 3" x 6' 6" (2.51m x 1.98m)

With window to the front elevation, radiator.

Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)

With window to the side elevation, bath with mixer tap shower attachment, pedestal wash hand basin, low-level WC, radiator.

Rear Garden

With paved patio seating area, lawn, gate to side access.

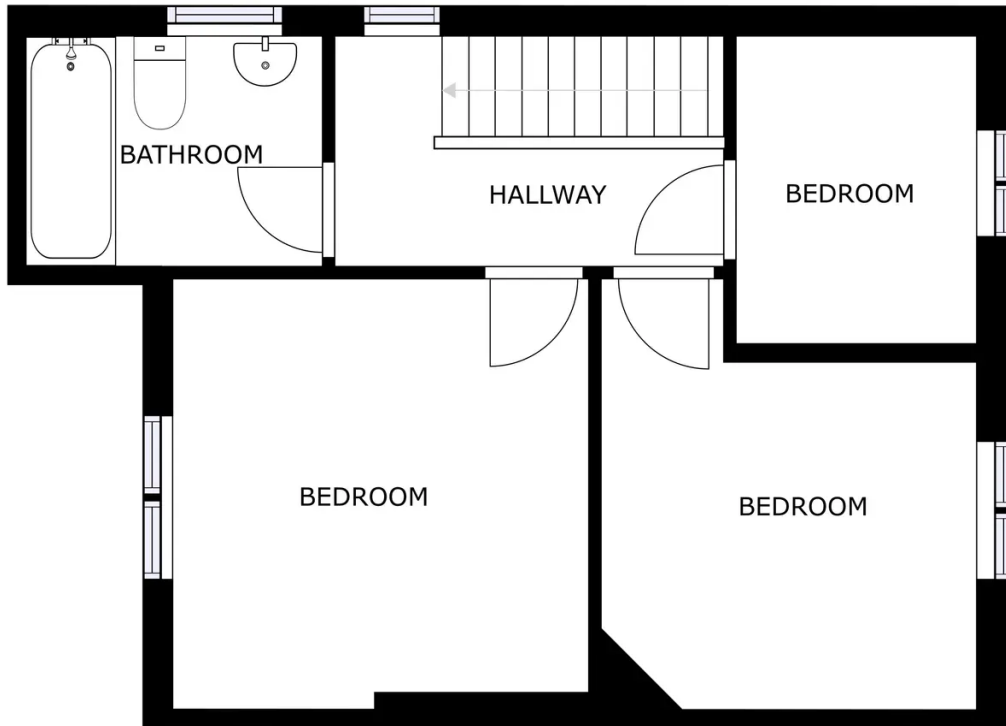
Driveway

Providing off road parking.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 39.71 m², FLOOR 2: 41.81 m²
 TOTAL: 81.52 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 39.71 m², FLOOR 2: 41.81 m²
 TOTAL: 81.52 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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