



Overdale Road, Knighton

£3215,000

A THREE BEDROOM traditional bay fronted semi-detached property available with NO UPWARD CHAIN. Featuring SCOPE FOR EXTENSION to the side and/or rear, subject to relevant planning permissions.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Porch

With internal door leading to entrance hall.

Entrance Hall

With double glazed window to the side elevation, stairs to first floor, under stairs storage cupboard, radiator.

Through Lounge Dining Room 27' 1" x 10' 8" (8.26m x 3.25m)

Measurement into recess. With double glazed bay window to the front elevation, patio doors to the rear elevation, TV point, two radiators.

Kitchen 8' 7" x 8' 0" (2.62m x 2.44m)

With double glazed window to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with stainless steel splash back and chimney hood over, plumbing for washing machine, pantry, wood effect floor, part tiled walls, door leading to lobby.



Lobby

With tiled floor, double glazed door to rear garden.

Ground Floor Wet Room/Shower 7' 6" x 6' 0" (2.29m x 1.83m)

Measurement narrowing to 4'4". With double glazed window to the side elevation, tiled wet room style shower, low-level WC, pedestal wash hand basin, tiled walls, tiled floor, heated floor with programmable timer, heated towel rail.

First Floor Landing

With double glazed window to the side elevation.

Bedroom One 12' 1" x 12' 0" (3.68m x 3.66m)

With double glazed window to the rear elevation, radiator.

Bedroom Two 11' 10" x 11' 5" (3.61m x 3.48m)

Measurement into wardrobes. With double glazed window to the front elevation, fitted wardrobes with box cupboards over, radiator.

Bedroom Three 7' 8" x 6' 10" (2.34m x 2.08m)

With double glazed window to the front elevation, radiator.

Bathroom 7' 2" x 6' 10" (2.18m x 2.08m)

With double glazed window to the rear elevation, bath with shower over, pedestal wash hand basin, low-level WC, loft access, mirrored cupboard, extractor fan, tiled walls, tiled floor, heated floor with programmable timer, heated towel rail.

Front Garden

Gravelled frontage.

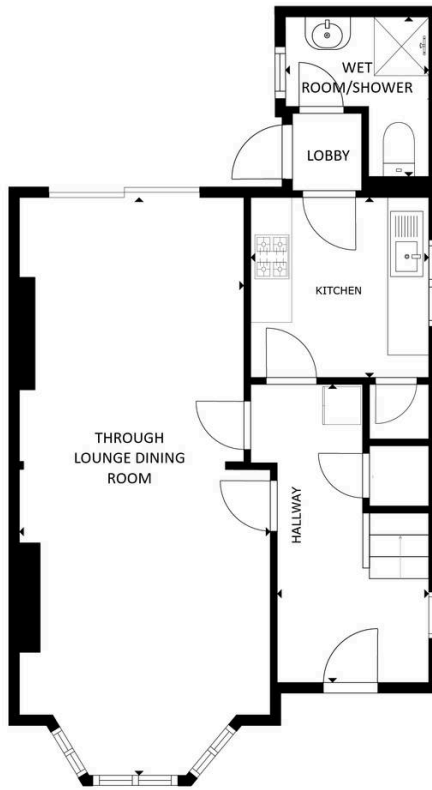
Rear Garden

With paved patio area, lawn, gate to side access, fencing, mature trees and hedging to the perimeter.

Driveway 1 vehicle

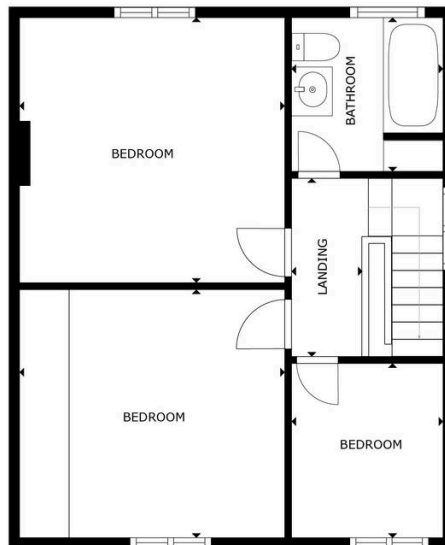
Garage 1 vehicle

Limited access, with up and over door to the front elevation, power and lighting.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 52 m², FLOOR 2: 48 m²
 TOTAL: 100 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 52 m², FLOOR 2: 48 m²
 TOTAL: 100 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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