



Welford Road, Knighton

£270,000

A three-bedroom SEMI-DETACHED home in KNIGHTON with a through lounge dining room with an open aspect to an extended kitchen, three bedrooms and a family bathroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 274 5544





Entrance Porch

With Internal door to:

Entrance Hall

With stairs to the first-floor landing, understairs cupboard, laminate flooring and a radiator.

Open Plan Lounge Dining Room

27' 5" x 11' 3" (8.36m x 3.43m)

With a double-glazed window to the front elevation, a double-glazed door to the garden, laminate flooring, a fireplace, two tall radiators and is open aspect to:

Kitchen

14' 0" x 6' 5" (4.27m x 1.96m)

With double-glazed windows to the rear and side elevations, a double-glazed door to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, gas hob, stainless steel chimney hood and plumbing for two appliances.



First Floor Landing

With a double-glazed window to the side elevation.

Bedroom One

14' 9" x 11' 2" (4.50m x 3.40m)

With a double-glazed window to the front elevation and a radiator.

Bedroom Two

12' 0" x 11' 2" (3.66m x 3.40m)

With a double-glazed window to the rear elevation and a radiator.

Bedroom Three

7' 5" x 6' 5" (2.26m x 1.96m)

With a double-glazed window to the front elevation and a radiator.

Bathroom

7' 10" x 6' 5" (2.39m x 1.96m)

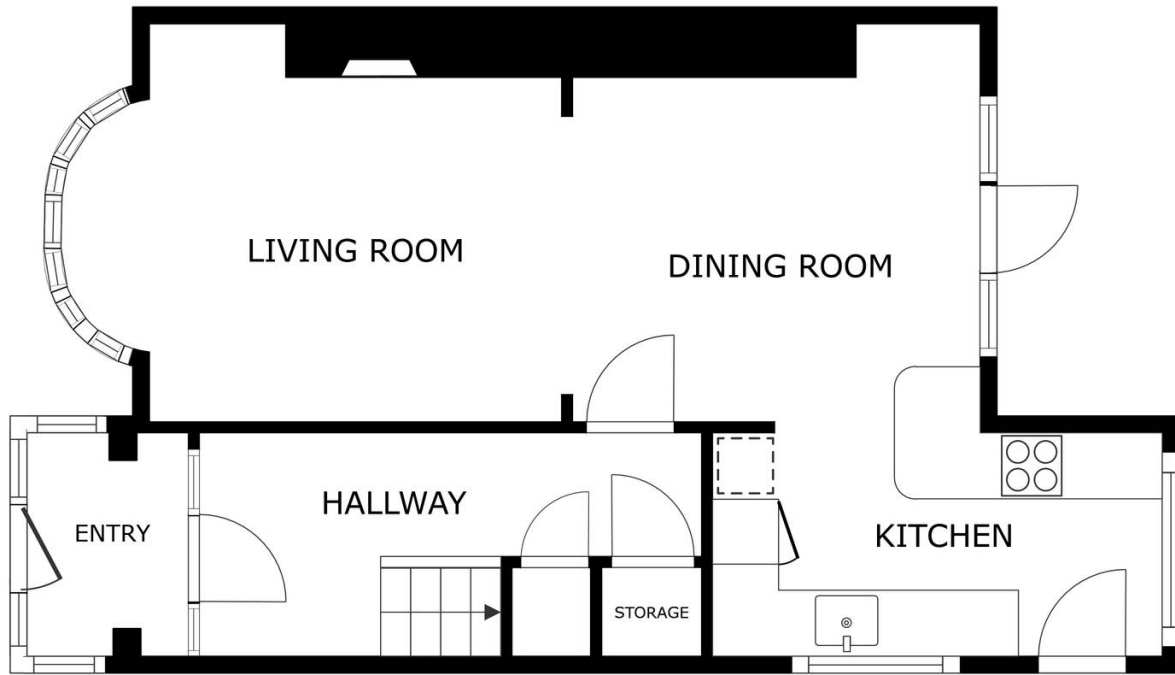
With a double-glazed window to the rear elevation, bath with shower over, wash hand basin, WC and loft access.

Rear Garden

Paved patio leading to a lawn, mature trees, fencing to the perimeter and a gate to the side access.

Driveway

Parking for 2 vehicles - Gravelled front driveway with mature trees



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR 50.5 m² FLOOR 1 45.0 m²
 TOTAL : 95.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 50.5 m² FLOOR 1 45.0 m²
 TOTAL : 95.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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