

Stockwell Road, Knighton

£320,000

A traditional THREE BEDROOM bay fronted semi-detached property located in a CUL-DE-SAC position within reach of Overdale Primary School and Knighton Park. Outside enjoys an established rear garden.

Council Tax band: C

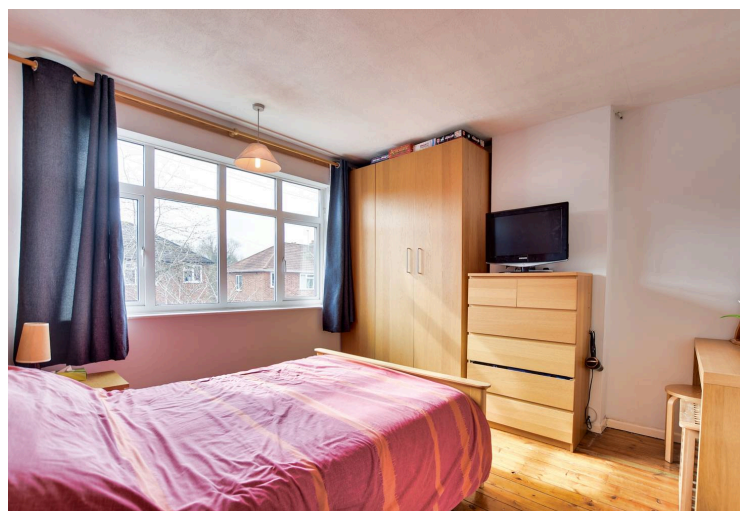
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With stairs to first floor, under stairs storage with plumbing for WC, radiator.

Sitting Room

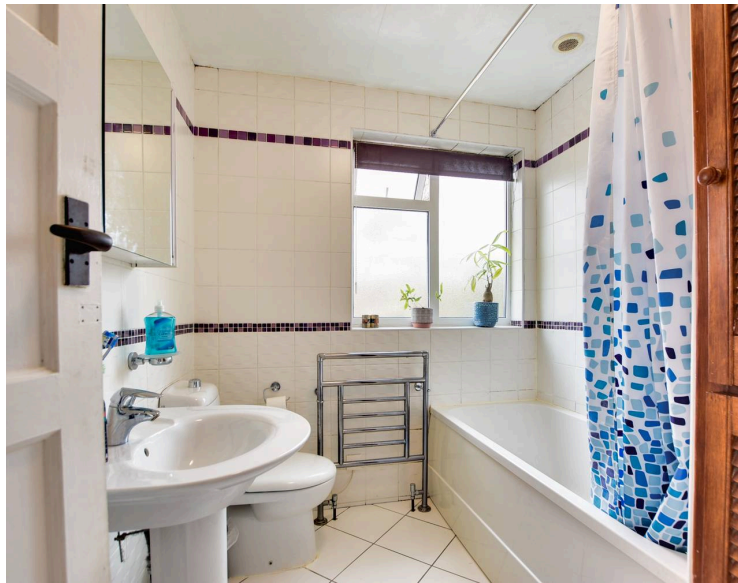
14' 4" x 11' 9" (4.37m x 3.58m)

Measurements into bay window and recess. With double glazed bay window to the front elevation, living flame effect gas fire with marble inset, hearth and fire surround, TV point, laminate floor, radiator.

Open Plan Kitchen Dining Room

19' 5" x 16' 10" (5.92m x 5.13m)

Measurement narrowing to 12'4". With double glazed window to the side elevation, double glazed door to the rear elevation, doors to conservatory, inset ceiling spotlights, built-in oven and gas hob with stainless steel splash back and stainless steel chimney hood over, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in dishwasher, plumbing for washing machine, tiled floor, radiator.



Conservatory

11' 7" x 8' 1" (3.53m x 2.46m)

With double glazed doors to rear garden, wood effect floor.

First Floor Landing

With double glazed window to the side elevation, loft access.

Bedroom One

11' 5" x 11' 0" (3.48m x 3.35m)

With double glazed window to the front elevation, wood effect floor, radiator.

Bedroom Two

12' 1" x 11' 10" (3.68m x 3.61m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

8' 0" x 7' 0" (2.44m x 2.13m)

With double glazed window to the front elevation, built-in wardrobes, shelving and drawers, radiator.

Bathroom

7' 3" x 6' 10" (2.21m x 2.08m)

With double glazed window to the rear elevation, bath with overhead rain forest shower and hand held shower, low-level WC, pedestal wash hand basin, cupboard housing boiler, tiled walls, tiled floor, heated towel rail.

Front Garden

Block paved frontage with access to the side leading to garage.

Rear Garden

With block paved patio area, lawn, flowerbeds and shrubs, mature tree, fencing to perimeter, side door to garage, gate to side access.

Driveway

Providing off road parking.

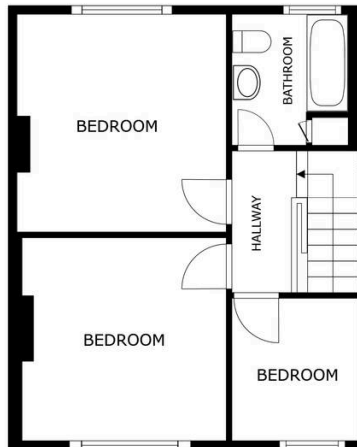
Garage

With up and over door to the front elevation (in need of some repair).



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.