



## Knighton Fields Road East, Knighton Fields

£265,000

A FOUR BEDROOM period terrace property having accommodation over THREE FLOORS. The property is available on an investment only opportunity and has article 4 compliance.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C



Knightsbridge  
Estate Agents

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### Entrance Lobby

With internal door leading to reception rooms one.

### Reception Room One 14' 10" x 12' 0" (4.52m x 3.66m)

With double glazed bay window to the front elevation, fireplace with brick surround, ceiling coving, laminate floor, radiator.

### Inner Hallway

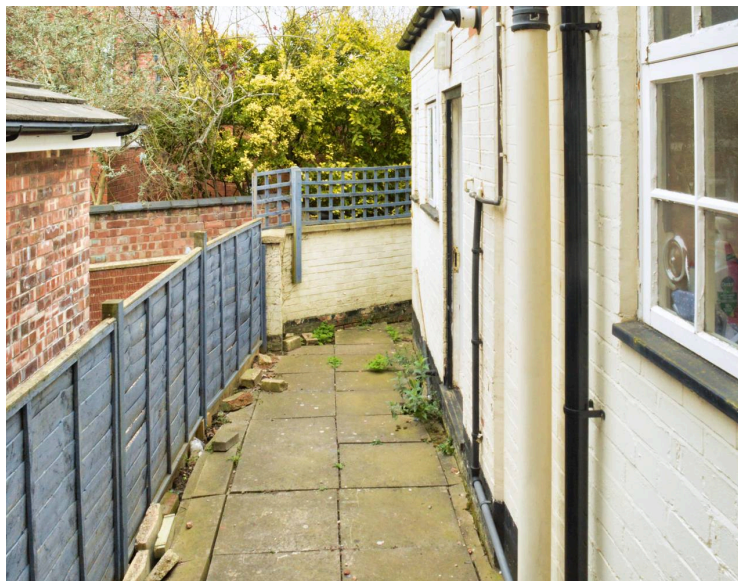
With stairs to first floor.

### Dining Room 12' 1" x 11' 8" (3.68m x 3.56m)

With doors to rear garden, laminate floor, radiator, open aspect leading to kitchen.

### Kitchen 14' 7" x 6' 0" (4.45m x 1.83m)

With window to the side elevation, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and electric hob, part tiled walls, tiled floor, radiator.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Lobby

With tiled floor, door to the side elevation, radiator.

## Ground Floor Shower Room 7' 2" x 5' 4" (2.18m x 1.63m)

With two window to the side elevation, tiled shower cubicle, pedestal wash hand basin, low-level WC, tiled walls, tiled floor, heated towel rail.

## First Floor Landing

With radiator.

## Bedroom One 14' 10" x 11' 0" (4.52m x 3.35m)

With fitted wardrobes and drawers, radiator.

## Bedroom Two 12' 0" x 9' 0" (3.66m x 2.74m)

With double glazed window to the rear elevation, wardrobe, laminate floor, radiator.

## Bathroom 8' 9" x 6' 0" (2.67m x 1.83m)

With double glazed window to the rear elevation, bath with mixer tap shower attachment, pedestal wash hand basin, low-level WC, tiled walls, vinyl floor, heated towel rail.

## Second Floor

With access to the following rooms:

## Bedroom Three 12' 6" x 12' 3" (3.81m x 3.73m)

With double glazed window to the front elevation, built-in cupboard, laminate floor, radiator.

## Bedroom Four 12' 5" x 9' 4" (3.78m x 2.84m)

With double glazed skylight window to the rear elevation, laminate floor, radiator.

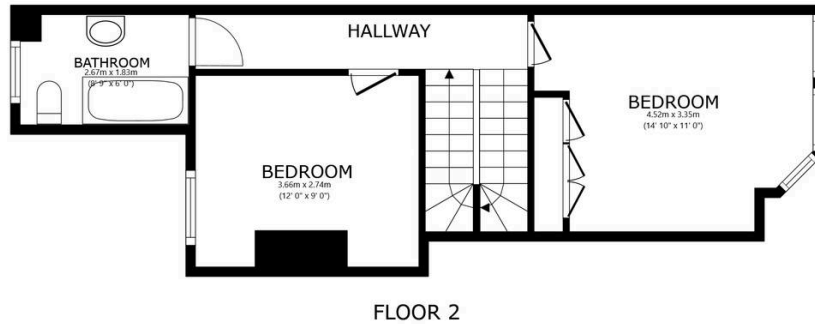
## Front Garden

Walled front forecourt.

## Rear Garden

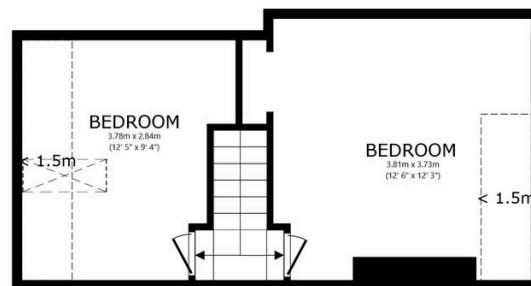
Paved courtyard style garden with gate to rear access.





FLOOR 2

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FLOOR 3

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