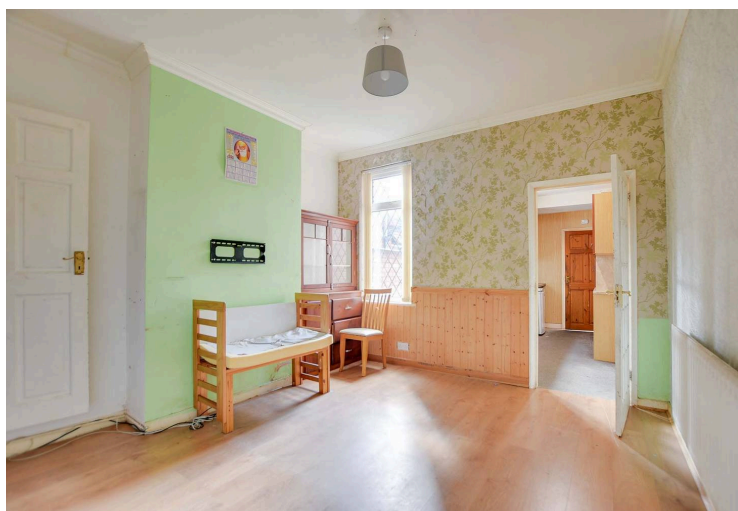




Chandos Street, Highfields

In Excess of £240,000

A mid terrace property having been EXTENDED providing THREE FIRST FLOOR BEDROOMS. Further accommodation includes two reception rooms, cellar, kitchen and a ground floor bathroom and separate WC.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

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Reception Room One 11' 7" x 11' 5" (3.53m x 3.48m)

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

Reception Room Two 11' 9" x 11' 7" (3.58m x 3.53m)

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

Cellar

11' 8" x 11' 6" (3.56m x 3.51m)

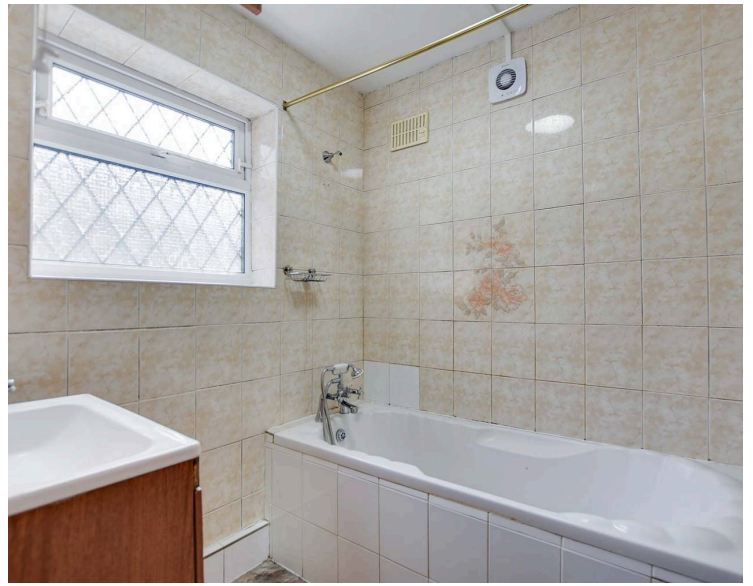
With lighting.

Kitchen 13' 4" x 6' 4" (4.06m x 1.93m)

With double glazed window to the side elevation, stainless steel sink and drainer unit, a range of wall and base units with work surface over, gas cooker point, extractor hood, wall mounted boiler, wall mounted boiler, part tiled walls.

Lobby

With double glazed door to the side elevation, radiator.



Ground Floor Bathroom

With double glazed window to the side elevation, bath with mixer tap shower attachment, wash hand basin, tiled walls, heated towel rail.

Separate WC

With double glazed window to the side elevation, low-level WC, wash hand basin, tiled walls.

First Floor Landing

With access to the following rooms:

Bedroom One 11' 6" x 11' 6" (3.51m x 3.51m)

With double glazed window to the front elevation, radiator.

Bedroom Two 11' 6" x 8' 7" (3.51m x 2.62m)

Measurement into recess. With double glazed window to the rear elevation, built-in cupboard, radiator.

Bedroom Three 10' 0" x 7' 0" (3.05m x 2.13m)

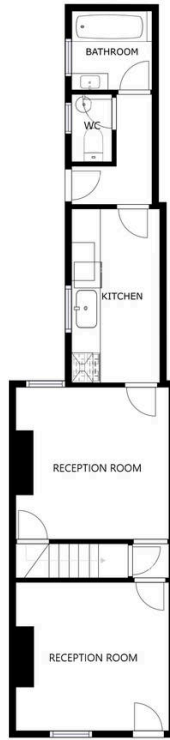
With double glazed window to the rear elevation, radiator.#

Rear Garden

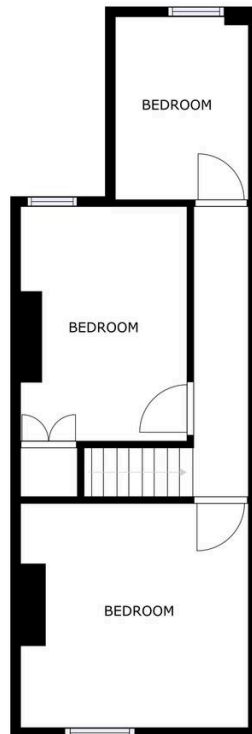
A small courtyard style rear garden.

Parking

The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



GROUND FLOOR



SECOND FLOOR



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.