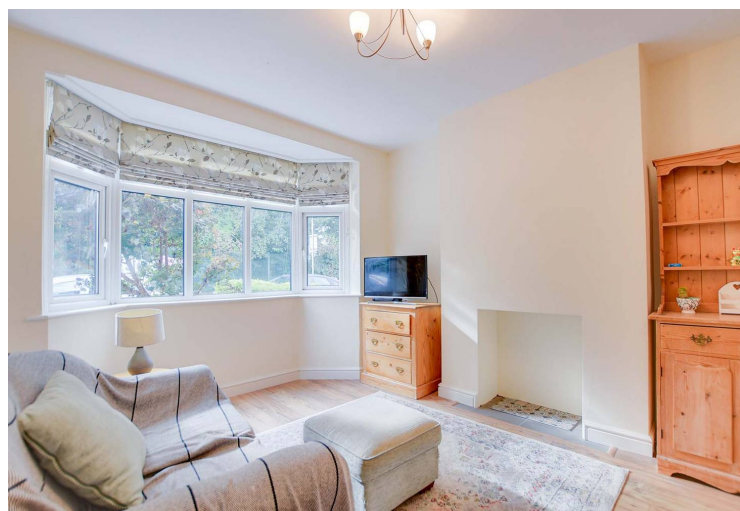




Ashclose Avenue, Knighton

£350,000

A bay fronted THREE BEDROOM traditional semi-detached property having a PLEASANT aspect to the front with a block paved driveway. The property has been EXTENDED to provide a well proportioned home.

Council Tax band: B

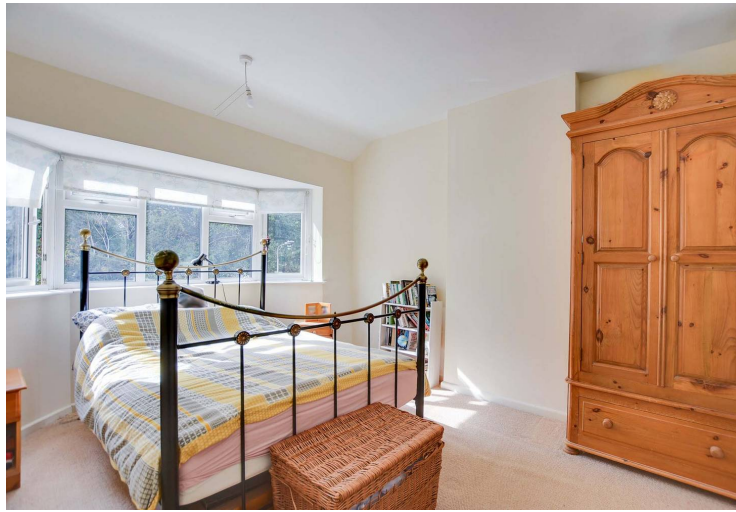
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With tiled floor, stairs to first floor, under stairs storage cupboard, radiator.

Ground Floor WC 4' 11" x 3' 0" (1.49m x 0.92m)

With double glazed window to the front elevation, low-level WC, wash hand basin, tiled splash back, tiled floor.

Reception Room One 12' 9" x 10' 11" (3.88m x 3.32m)

With double glazed bay window to the front elevation, laminate floor, radiator, double doors leading to reception room two.

Reception Room Two 12' 3" x 10' 11" (3.73m x 3.32m)

With decorative fireplace and hearth, shelving, built-in cupboards, laminate floor, radiator, open aspect to kitchen dining room.

Kitchen Dining Room 14' 5" x 9' 4" (4.40m x 2.85m)

With double glazed French doors and window to the rear elevation, double glazed door to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and gas hob, stainless steel chimney hood, tiled floor, part tiled walls, radiator.



Lobby 8' 10" x 6' 10" (2.70m x 2.08m)

With double glazed window to the side elevation, space for tumble dryer, cupboard housing boiler, laminate floor, radiator.

First Floor Landing

With double glazed window to the side elevation.

Bedroom One 12' 11" x 11' 0" (3.93m x 3.35m)

With double glazed bay window to the front elevation, radiator.

Bedroom Two 12' 3" x 11' 0" (3.73m x 3.35m)

With double glazed window to the rear elevation, radiator.

Bedroom Three 8' 6" x 6' 10" (2.58m x 2.08m)

With double glazed window to the front elevation, radiator.

Bathroom 7' 3" x 6' 11" (2.20m x 2.10m)

With double glazed window to the rear elevation, bath with shower over, low-level pedestal wash hand basin, vinyl floor, part tiled walls, heated chrome towel rail, loft access.

Front Garden

With paved driveway, flowerbeds and shrubs.

Rear Garden

With paved patio area, lawn, flowerbeds and shrubs, storage shed, gravelled seating area with archway leading to a further lawn area, hedging to the side and rear, gate to side access.

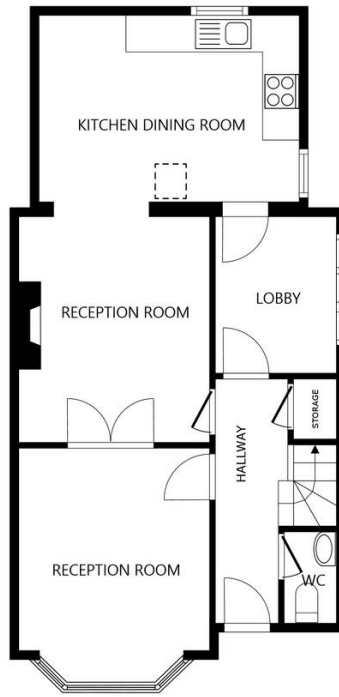
Driveway 1 vehicle

Garage 1 vehicle

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

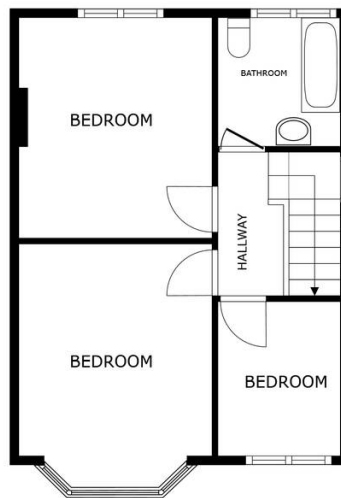
Extension

Please note that the property has undergone a kitchen extension. However, we do not hold any documentation to confirm whether the relevant planning permissions or building regulations approvals were obtained. Prospective purchasers are advised to carry out their own due diligence and make the necessary enquiries with the local authority before proceeding.



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.