



## Greenhill Road, Knighton

£325,000

A traditional semi-detached property located just off QUEENS ROAD in Knighton. The property would make an ideal family home and includes THREE RECEPTION ROOMS and THREE BEDROOMS.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





### Entrance Hall

With original style tiled flooring, stairs to the first floor landing, understairs storage cupboard, radiator.

### Reception Room 15' 1" x 11' 11" (4.61m x 3.62m)

With a double-glazed bay window to the front elevation, a window to the side elevation, a period style fireplace with tiled inset, radiator.

### Reception Room 12' 2" x 9' 10" (3.72m x 3.00m)

With double-glazed doors to the rear garden, a window to the side elevation, radiator.

### Fitted Kitchen Dining Room

18' 3" x 8' 11" (5.57m x 2.71m)

With two double-glazed windows to the side elevation, inset ceiling spotlights, a sink and drainer unit with a range of wall and base units with work surfaces over, a wall-mounted boiler, plumbing for a washing machine, plumbing for a dishwasher, tiled flooring.



### **Lobby**

With a double-glazed door to the rear garden.

### **Reception Room** 11' 9" x 6' 0" (3.59m x 1.83m)

With a double-glazed window to the side elevation, radiator.

### **First Floor Landing**

With loft access.

### **Bedroom One** 15' 9" x 15' 2" (4.80m x 4.62m)

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

### **Bedroom Two** 12' 2" x 9' 11" (3.72m x 3.01m)

With a double-glazed window to the rear elevation, fitted wardrobes, radiator.

### **Bedroom Three** 10' 2" x 8' 11" (3.10m x 2.73m)

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

### **Shower Room** 7' 9" x 5' 7" (2.35m x 1.69m)

With a double-glazed window to the side elevation, a walk-in tiled shower cubicle with overhead rainfall shower and a hand-held shower, wash hand basin, WC, tiled walls, tiled flooring, heated chrome towel rail.

### **Front Garden**

Mainly paved with inset shrubs and a side bike store.

### **Rear Garden**

With a paved patio seating area, lawn, walled perimeter and outside tap.

### **Permit Parking Zones**

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.



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...**



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