



Elms Road, Stoneygate

£450,000

An ATTRACTIVE period bay fronted semi-detached property retaining much of its ORIGINAL CHARACTER with an established rear garden offering potential for EXTENSION, subject to relevant permissions.

Council Tax band: D

Tenure: Freehold

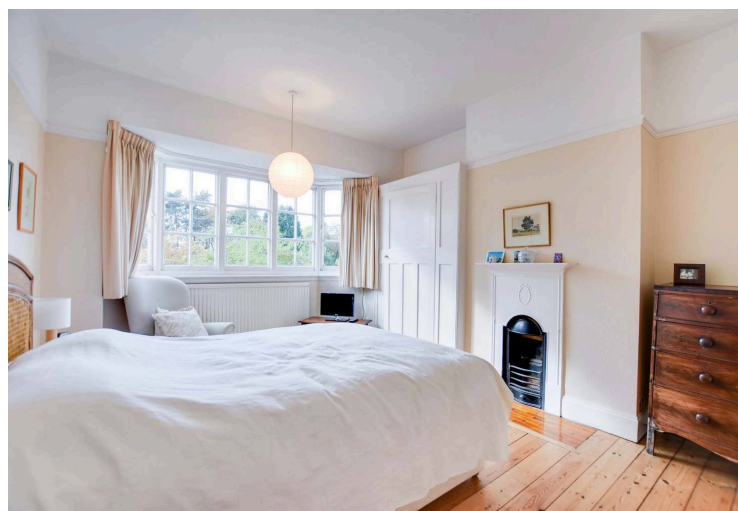
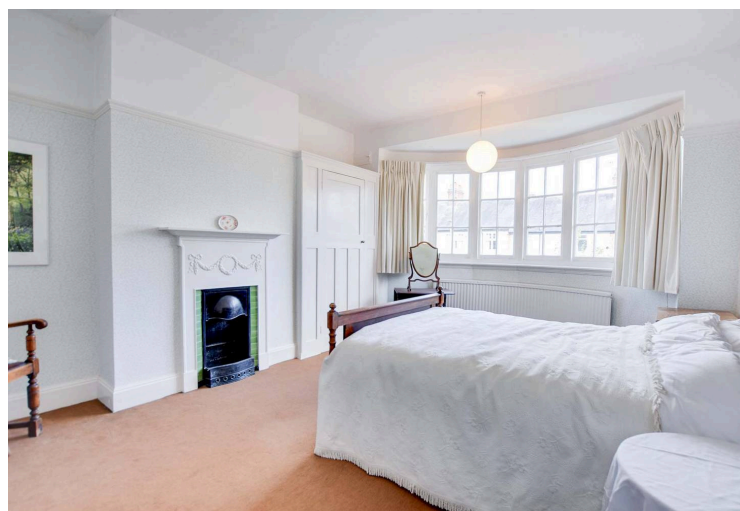
Energy Efficiency Rating: E



Knightsbridge
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Entrance Hall

With stairs to first floor, alarm panel, tiled floor, picture rail, radiator.

Reception Room One 13' 0" x 16' 1" (3.97m x 4.91m)

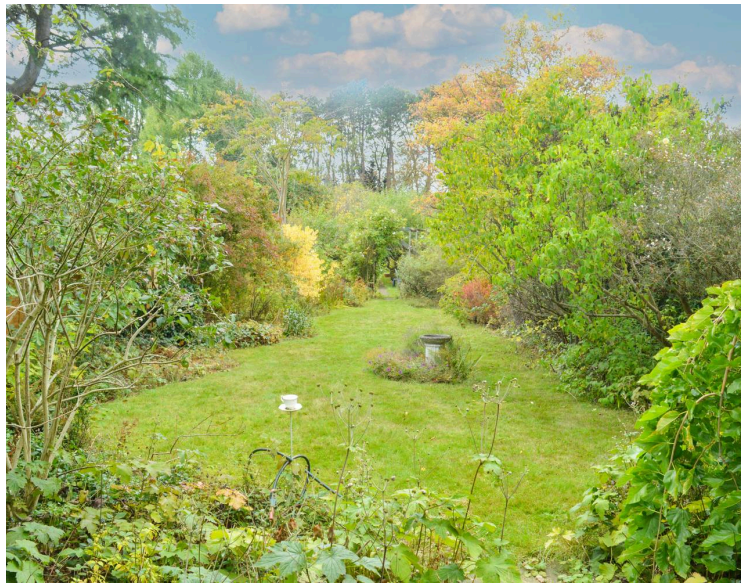
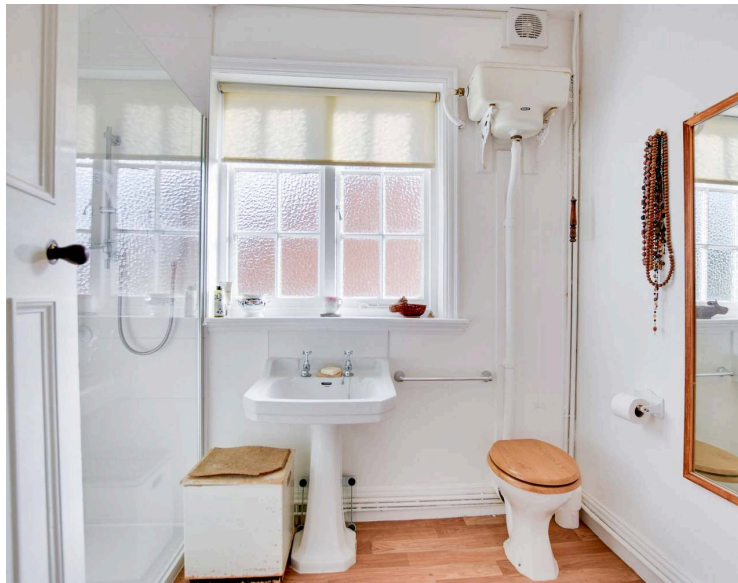
Measurements into recess and bay window. With bay window to the front elevation, fireplace, picture rail, radiator.

Reception Room Two 15' 3" x 11' 5" (4.66m x 3.49m)

With windows and door to the rear elevation, picture rail, feature open fireplace with period style fire surround, radiator.

Reception Room Three 11' 0" x 9' 11" (3.36m x 3.01m)

With windows to the rear and side elevations, original storage cupboard and drawers, picture rail, gas fire with tiled inset and surround, wooden floor, radiator.



Kitchen 8' 8" x 5' 10" (2.63m x 1.78m)

With window and door to the side elevation, one and a half bowl stainless steel sink and drainer unit, a range of wall and base units with work surface over, built-in oven and electric hob with filter hood over, built-in dishwasher, tiled floor, under stairs storage area giving space for fridge freezer.

First Floor Landing

With window to the side elevation, picture rail, loft access.

Bedroom One 16' 0" x 12' 6" (4.89m x 3.82m)

With bay window to the front elevation, original storage cupboard, period style fireplace, picture rail, radiator.

Bedroom Two 15' 6" x 11' 6" (4.73m x 3.50m)

With bay window to the rear elevation, original storage cupboard, period style fireplace, picture rail, wooden floor, radiator.

Bedroom Three 10' 11" x 9' 9" (3.34m x 2.97m)

With windows to the rear and side elevations, original style storage cupboard, wooden floor, radiator, door to wash room.

Wash Room 7' 1" x 4' 9" (2.17m x 1.44m)

With window to the rear elevation, wall mounted boiler, plumbing for washing machine, radiator.

Shower Room 8' 7" x 6' 0" (2.62m x 1.83m)

With window to the side elevation, walk-in tiled shower cubicle, pedestal wash hand basin, high-flush WC, vinyl floor, radiator.

Front Garden

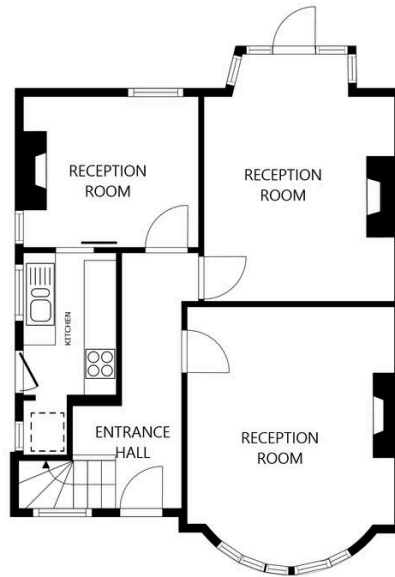
Gravelled frontage with mature shrubs and trees.

Rear Garden

A larger than average rear garden with paved patio seating area, lawn, a variety of well stocked flowerbeds and shrubs, trees, fruit trees, further lawn area to the rear with hedged perimeter, gated side access.

Driveway 2 vehicles

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.



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.