

## Kingsley Street, Knighton Fields

In Excess of £185,000

A chain free TWO BEDROOM period terrace property. The property benefits from having two reception rooms, a fitted kitchen, two double bedrooms and a family bathroom. Outside enjoys a REAR GARDEN.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge  
Estate Agents

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### **Reception Room One**

12' 2" x 10' 9" (3.71m x 3.28m)

With double glazed window to the front elevation, chimney breast with cast iron fireplace with surround and hearth, meter storage cupboard, wood effect laminate floor, radiator, door leading to reception rooms two.

### **Reception Room Two**

16' 3" x 11' 4" (4.95m x 3.45m)

With double glazed window to the rear elevation, stairs to first floor, an understairs storage cupboard, chimney breast with living flame gas fire with surround and hearth, TV point, radiator, sliding door leading to the kitchen.

### **Kitchen**

9' 2" x 6' 4" (2.79m x 1.93m)

With double glazed window and door to the side elevation, a range of wall and base units with work surfaces over, inset four ring gas hob and oven, extractor hood, sink and drainer, plumbing for a washing machine, space for a fridge freezer, part tiled walls.



### **First Floor Landing**

With a radiator, loft access.

### **Bedroom One**

12' 5" x 12' 4" (3.78m x 3.76m)

With double glazed window to the front elevation, chimney breast, radiator.

### **Bedroom Two**

12' 5" x 10' 3" (3.78m x 3.12m)

With double glazed window to the rear elevation, built-in cupboard, chimney breast, radiator.

### **Bathroom**

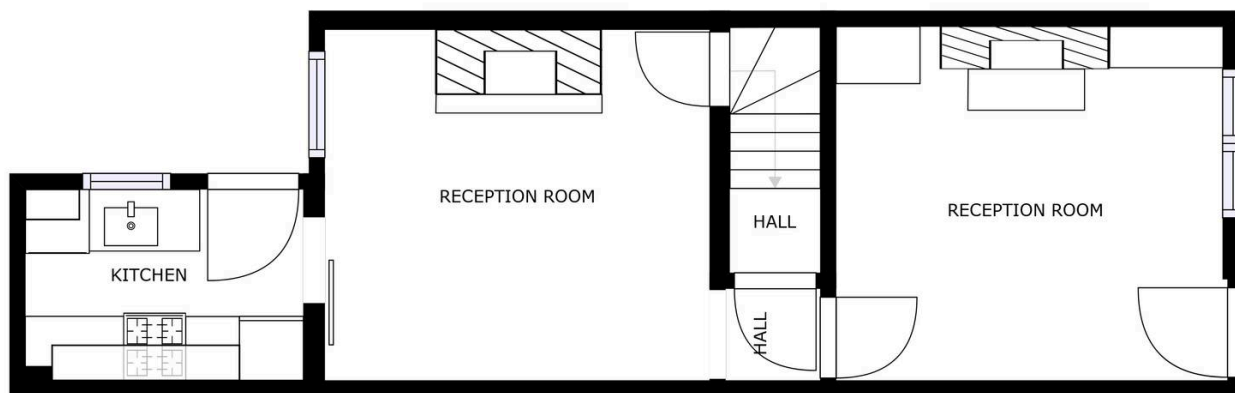
9' 4" x 6' 9" (2.84m x 2.06m)

With double glazed window to the rear elevation, bath with mixer shower tap and shower screen, low-level WC, wash hand basin, part tiled walls, built-in cupboard, heated chrome towel rail.

### **Rear Garden**

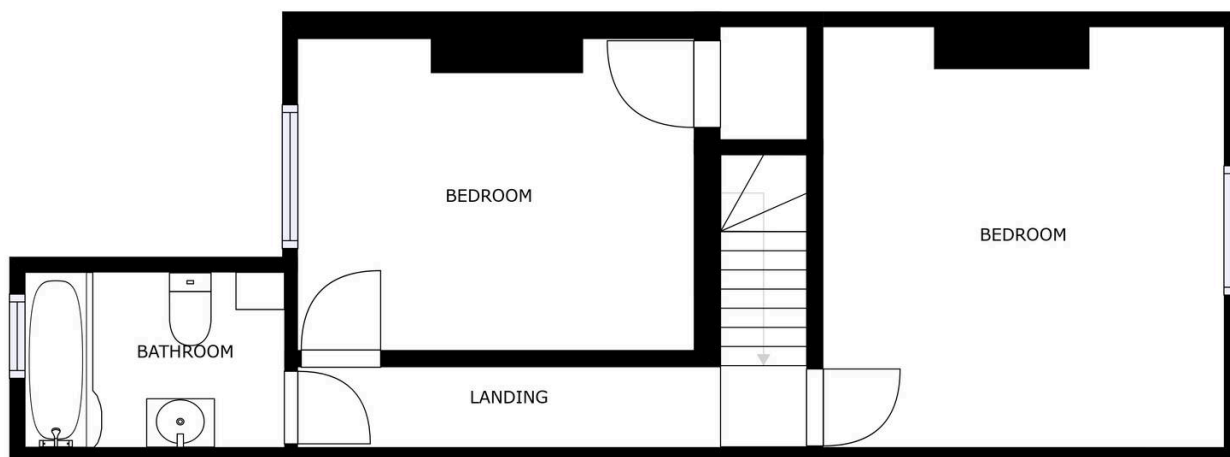
Benefits from a decked seating area, patio area, soil/shrub area, fenced and walled perimeter.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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