

## Carisbrooke Road, Knighton

£350,000 Freehold

An attractive traditional semi-detached property, offered with NO CHAIN. Providing SCOPE FOR EXTENSION to the rear (subject to relevant planning permissions) and retaining its ORIGINAL CHARACTER.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

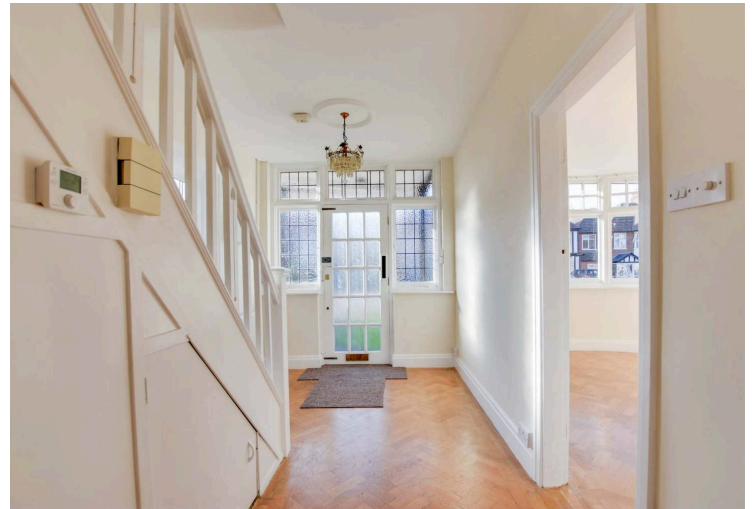
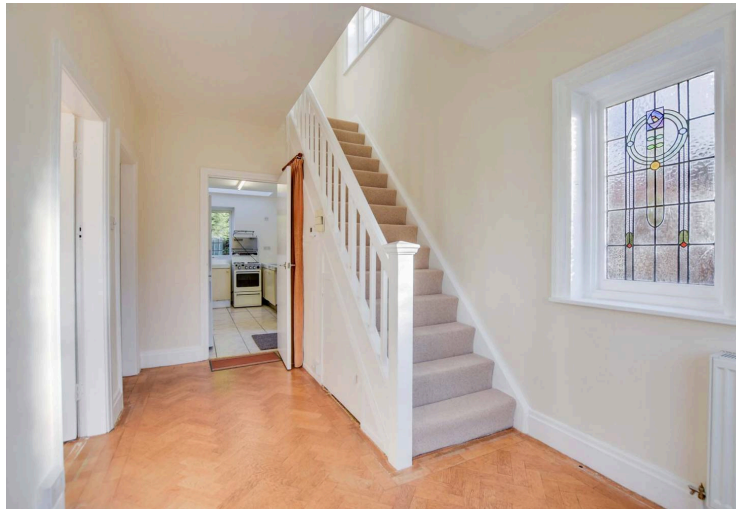


Knightsbridge  
Estate Agents

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### **Entrance Hall**

With part leaded window to the side elevation, stairs to first floor, herringbone parquet floor.

### **Reception Room One**

13' 11" x 10' 11" (4.25m x 3.33m)

With window to the front elevation, herringbone parquet floor, radiator, fold open doors to reception room two.

### **Reception Room Two**

13' 5" x 11' 1" (4.10m x 3.37m)

With patio doors to the rear garden, herringbone parquet floor, radiator.





### **Kitchen**

13' 5" x 7' 10" (4.09m x 2.39m)

With door and window to the side elevation, double glazed window to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, gas cooker point, wall mounted boiler, plumbing for washing machine, tiled floor, radiator.

### **First Floor Landing**

With window to the side elevation, loft access.

### **Bedroom One**

14' 4" x 11' 1" (4.38m x 3.39m)

With window to the front elevation, fitted wardrobes and drawers, radiator.

### **Bedroom Two**

10' 0" x 10' 5" (3.04m x 3.17m)

With window to the rear elevation, fitted wardrobes, picture rail, radiator.

### **Bedroom Three**

10' 7" x 7' 9" (3.22m x 2.36m)

With windows to the front and side elevations, fitted wardrobes and bed.

### **Bathroom**

7' 9" x 6' 9" (2.37m x 2.06m)

With double glazed window to the rear elevation, window to the side elevation, bath with shower over, low-level WC, wash hand basin, heated towel rail.

### **Front Garden**

Lawn front garden with mature shrubs to borders.

### **Rear Garden**

With paved patio area, lawn, a variety of flowerbeds, mature shrubs and trees, side access to garage.

### **Parking**

Driveway to the front and side of the property leading to a garage which measures 9.44m x 3.51m. With roll up door to the front elevation, power and lighting.



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