



## West Street, Enderby

£200,000

A lovely terrace home located in Enderby with TWO BEDROOMS, FOUR-PIECE BATHROOM and a delightful rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge  
Estate Agents

0116 271 3333







### Reception Room One

11' 4" x 11' 2" (3.45m x 3.40m)

With a window to the front elevation, gas fire and radiator.

### Lobby

With stairs to the first-floor landing.

### Reception Room Two

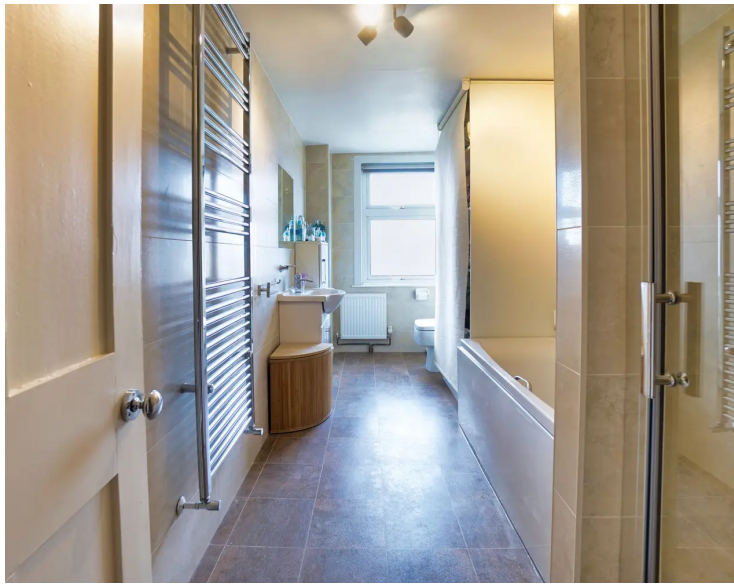
11' 9" x 10' 11" (3.58m x 3.33m)

With a window to the rear, understairs storage and a radiator.

### Kitchen

11' 2" x 6' 4" (3.40m x 1.93m)

With a window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over and a door to the rear garden.



### **Bedroom One**

12' 9" x 10' 11" (3.89m x 3.33m)

With a window to the front elevation, fitted wardrobes, additional built-in cupboard and a radiator.

### **Bedroom Two**

12' 10" x 11' 9" (3.91m x 3.58m)

With a window to the rear elevation, built-in storage cupboard, radiator and a door leading to:

### **Bathroom**

14' 5" x 6' 3" (4.39m x 1.91m)

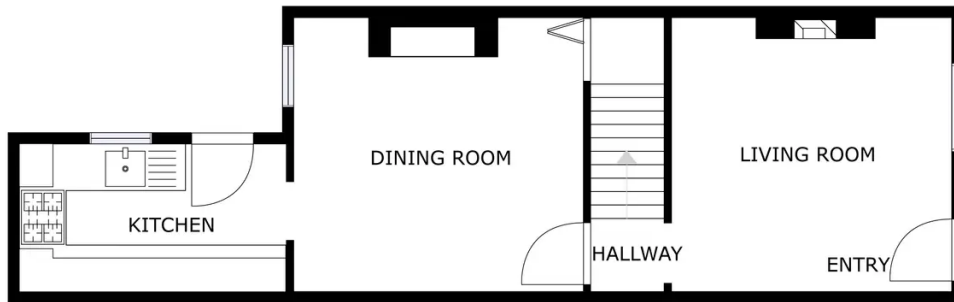
With a window to the rear, a walk-in shower cubicle with shower over, WC, wash hand basin, bath, fitted shelving, wall cabinet and a towel radiator.

### **Front Garden**

Small gated area to the front elevation with a brick wall.

### **Rear Garden**

With a brick-built outhouse with WC, access to the front elevation, patio seating area, lawn, pebbledash area and a greenhouse.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 36 m<sup>2</sup>, FLOOR 2: 49 m<sup>2</sup>  
 TOTAL: 85 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 36 m<sup>2</sup>, FLOOR 2: 49 m<sup>2</sup>  
 TOTAL: 85 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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