



West Street, Enderby

Offers Over £1980,000

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





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)

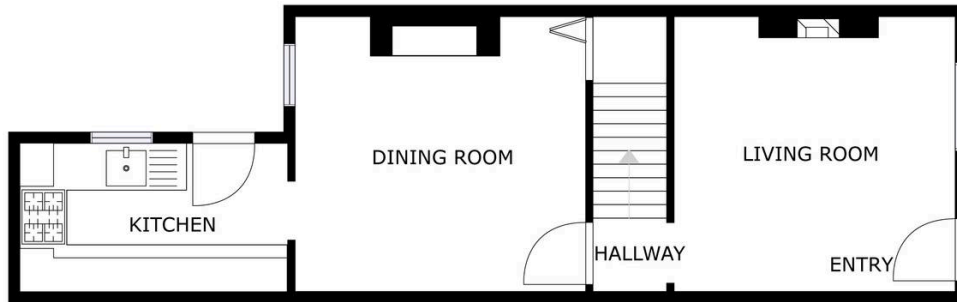
With a window to the rear, a walk-in shower cubicle with shower over, WC, wash hand basin, bath, fitted shelving, wall cabinet and a towel radiator.

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 m², FLOOR 2: 49 m²
 TOTAL: 85 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 36 m², FLOOR 2: 49 m²
 TOTAL: 85 m²
 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.