



Asquith Boulevard, West Knighton

In Excess of £295,000

Are you seeking a THREE BEDROOM home in West Knighton? Accommodation is found over two floors to include an entrance hall, lounge, fitted dining kitchen, three first floor bedrooms and a bathroom. A driveway and a GARAGE is located to the front of the property providing off road parking.



0116 288 4888

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

With wood effect laminate floor, stairs to first floor, under stairs storage cupboard, radiator.

Extended Lounge

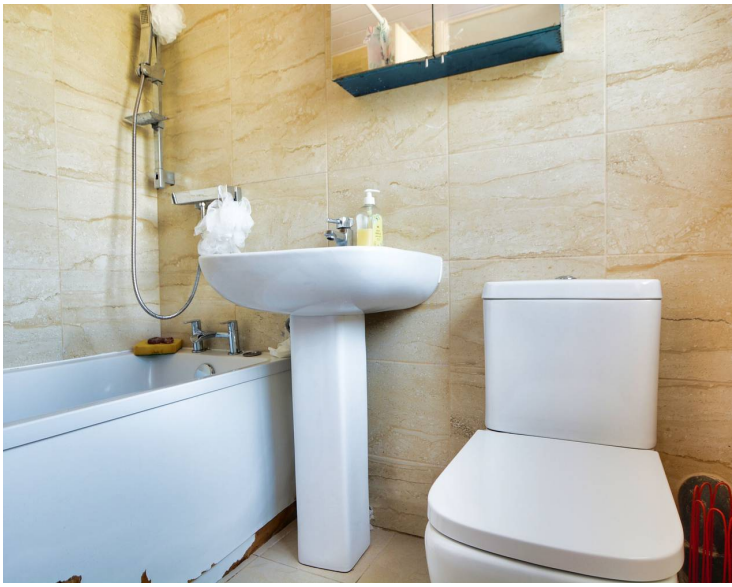
21' 5" x 11' 6" (6.53m x 3.51m)

With double glazed window to the rear elevation, double glazed door leading to rear garden, wood effect laminate floor, chimney breast with living flame gas fire and hearth, TV point, two radiators.

Dining Kitchen

20' 8" x 7' 0" (6.30m x 2.13m)

With double glazed windows to the front and rear elevations, double glazed door to the side elevation, a range of wall and base units with work surfaces over, stainless steel sink and drainer, part tiled walls, wood effect laminate floor, plumbing for washing machine, space for gas cooker,



First Floor Landing

With access to the following rooms:

Bedroom One

14' 0" x 9' 6" (4.27m x 2.90m)

With double glazed window to the rear elevation, ceiling coving, built-in wardrobes, radiator.

Bedroom Two

13' 10" x 9' 2" (4.22m x 2.79m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

9' 2" x 7' 10" (2.79m x 2.39m)

With double glazed window to the front elevation, radiator.

Bathroom

With double glazed window to the front elevation, bath with shower over, low-level WC, wash hand basin, tiled walls, chrome ladder style radiator.

Rear Garden

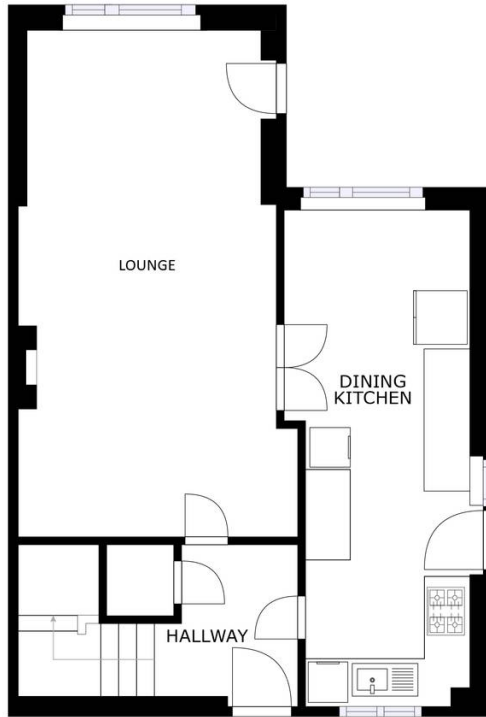
A paved rear garden with soil borders, fencing to perimeter.

Driveway

Providing off road parking.

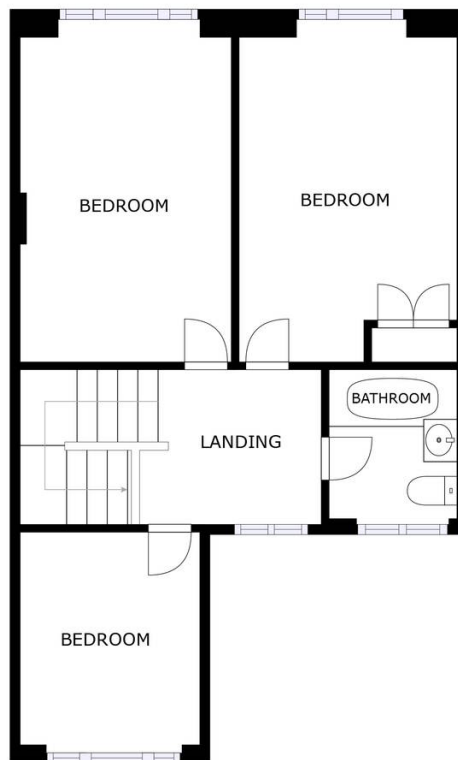
Garage

1 vehicle



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.