



## Heddington Way, West Knighton

£250,000

A TWO BEDROOM semi-detached property having a MODERN STYLE throughout. The property has potential for extension, sub. to planning permissions.

Council Tax band: B

Tenure: Freehold





**Entrance Hall**

With stairs to first floor.

**Sitting Room**

13' 0" x 10' 7" (3.96m x 3.23m)

With double glazed window to the front elevation, gas fire, under stairs storage cupboard, TV point, radiator.

**Kitchen**

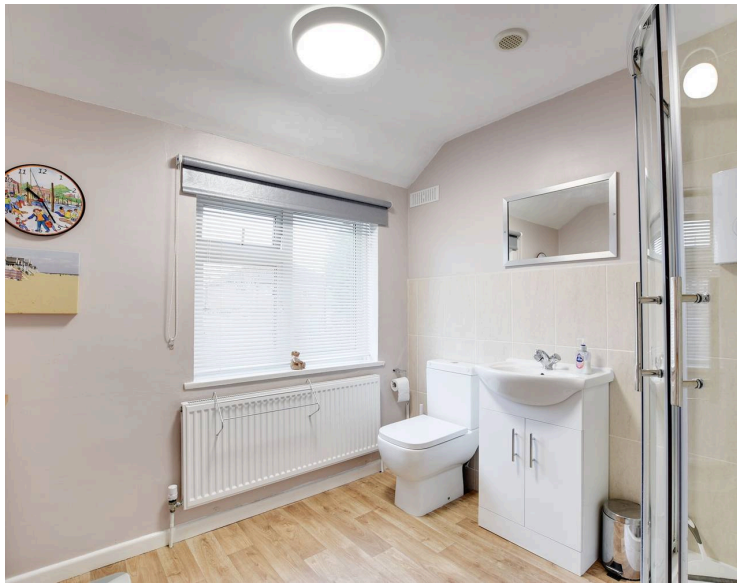
11' 0" x 10' 0" (3.35m x 3.05m)

With double glazed door and window to conservatory, one and a half bowl stainless steel sink and drainer unit with a range of wall units and under unit lighting, base units with work surface over, built-in oven and gas hob with filter hood over, built-in dishwasher, plumbing for washing machine, part tiled walls, radiator.

**Conservatory**

10' 4" x 9' 0" (3.15m x 2.74m)

With double glazed door to rear garden, radiator.



### **Ground Floor Bathroom**

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

### **First Floor Landing**

With double glazed window to the front elevation, cupboard housing boiler, storage cupboard, loft access with pull down ladder leading to partly boarded loft having power and lighting.

### **Bedroom One**

11' 2" x 10' 8" (3.40m x 3.25m)

With double glazed window to the front elevation, radiator.

### **Bedroom Two**

11' 0" x 8' 5" (3.35m x 2.57m)

With double glazed window to the rear elevation, radiator.

### **Shower Room**

8' 4" x 8' 0" (2.54m x 2.44m)

With double glazed window to the rear elevation, tiled shower cubicle with electric shower, wash hand basin, low-level WC, extractor fan, wood effect floor, radiator.

### **Front Garden**

A mainly lawn front garden.

### **Rear Garden**

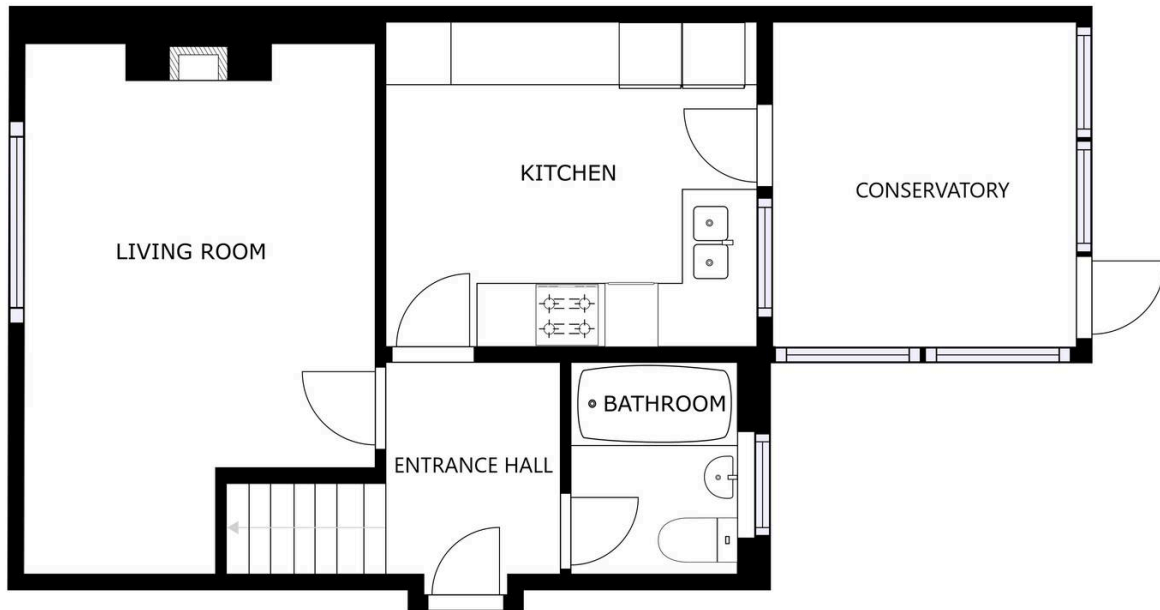
With paved patio area, lawn, raised flowerbeds, gravelled areas, further paved seating area to the rear, shed, greenhouse, mature shrubs.

### **Driveway 2 Vehicles**

Situated to the front and side.

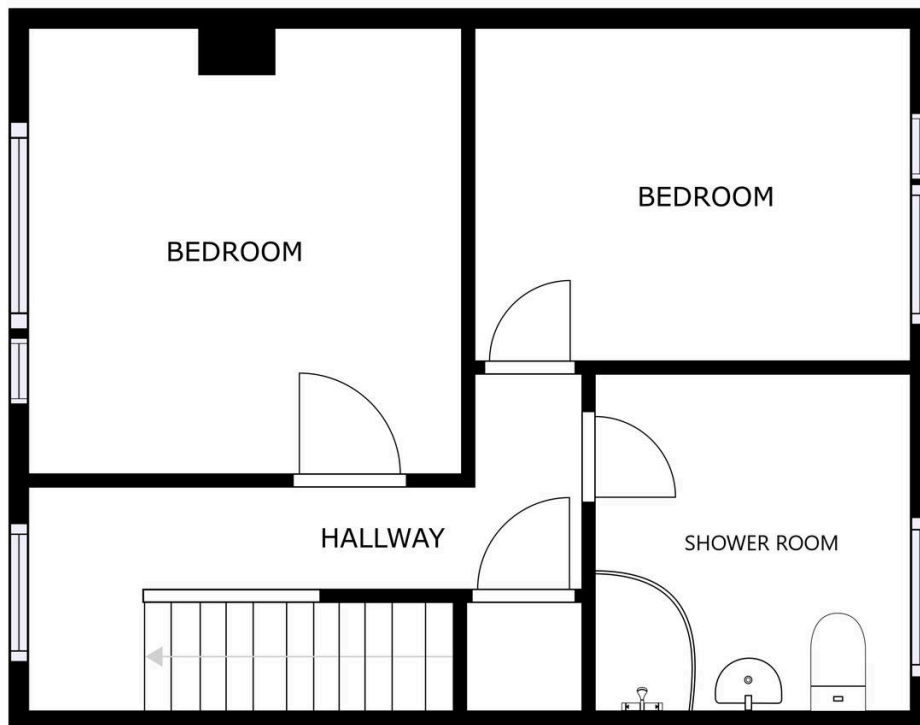
### **Garage 1 Vehicle**

Measuring 16' x 8". With up and over door to the front elevation, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

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