



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

EPC Energy Efficiency Rating: D





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

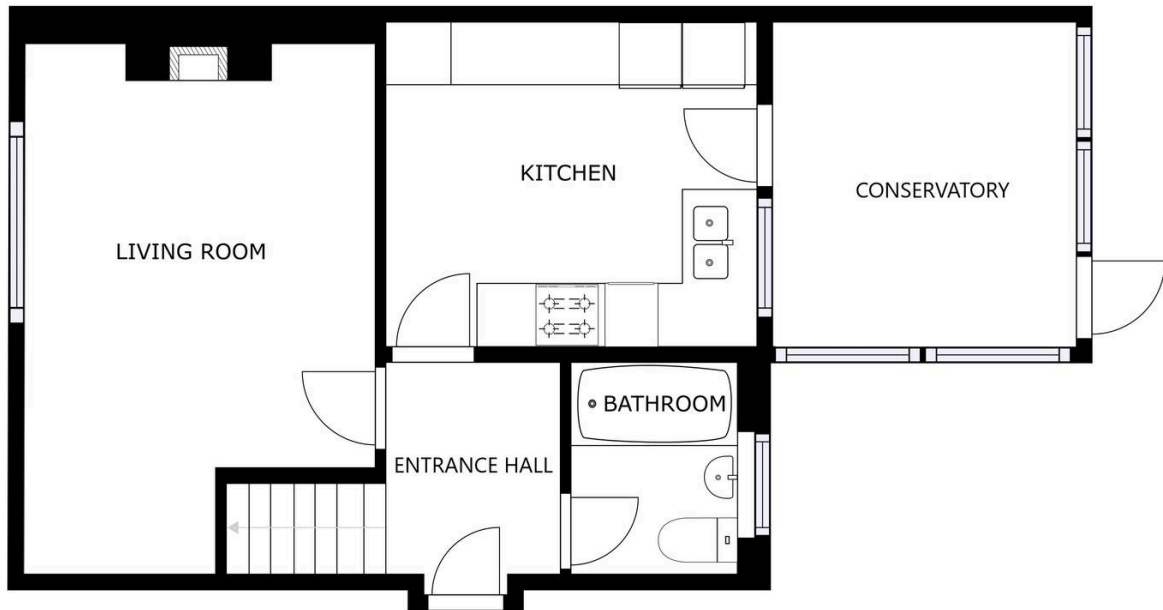
With paved patio area, lawn, raised flowerbeds, gravelled areas, further paved seating area to the rear, shed, greenhouse, mature shrubs.

Driveway 2 Vehicles

Situated to the front and side.

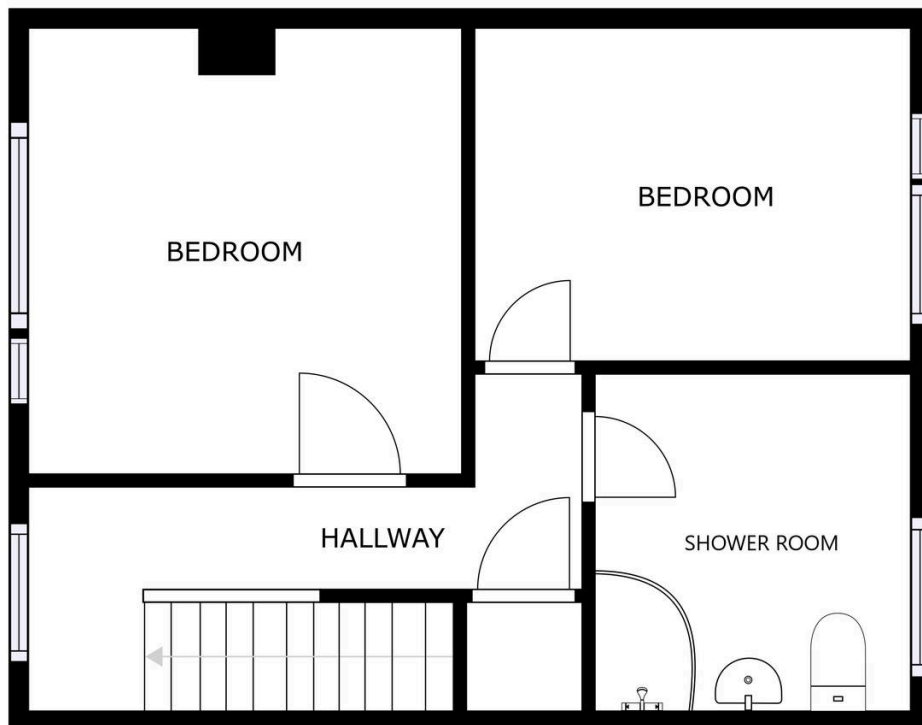
Garage 1 Vehicle

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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We'll keep you moving...



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