



Knightsbridge Road, Glen Parva

£210,000

Located within reach of South Wigston and Blaby town centres is this TWO BEDROOM town house. Parking is available via a garage situated in a block. Outside enjoys front and rear gardens.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Lobby

Via a double glazed door, with door leading to through lounge diner.

Through Lounge Diner

22' 1" x 13' 11" (6.74m x 4.25m)

Measurement narrowing to 10' 11" (3.35m). With double glazed window to the front elevation, electric fire with surround and hearth, TV point, stairs to first floor, under stairs storage cupboard, two radiators.

Fitted Kitchen

14' 0" x 13' 11" (4.27m x 4.24m)

With double glazed window to the rear elevation, double glazed door to rear garden, ceramic tiled floor, part tiled walls, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, inset four ring gas hob and oven, extractor hood, plumbing for washing machine, space for tumble dryer, space for fridge freezer, breakfast bar, radiator.



First Floor Landing

With loft access, two built-in cupboards.

Bedroom One

11' 3" x 10' 0" (3.42m x 3.04m)

With double glazed window to the front elevation, built-in mirrored sliding door wardrobes, radiator.

Bedroom Two

10' 10" x 10' 10" (3.31m x 3.30m)

With double glazed window to the rear elevation, built-in mirrored sliding door wardrobe, fitted cupboard, radiator.

Bathroom

9' 1" x 5' 6" (2.76m x 1.68m)

With a bath having shower over, low-level WC, wash hand basin, part tiled walls, wood effect floor, radiator.

Front Garden

Lawn front garden with paved pathway.

Rear Garden

A lawn rear garden with paved patio area, fencing to perimeters.

Parking

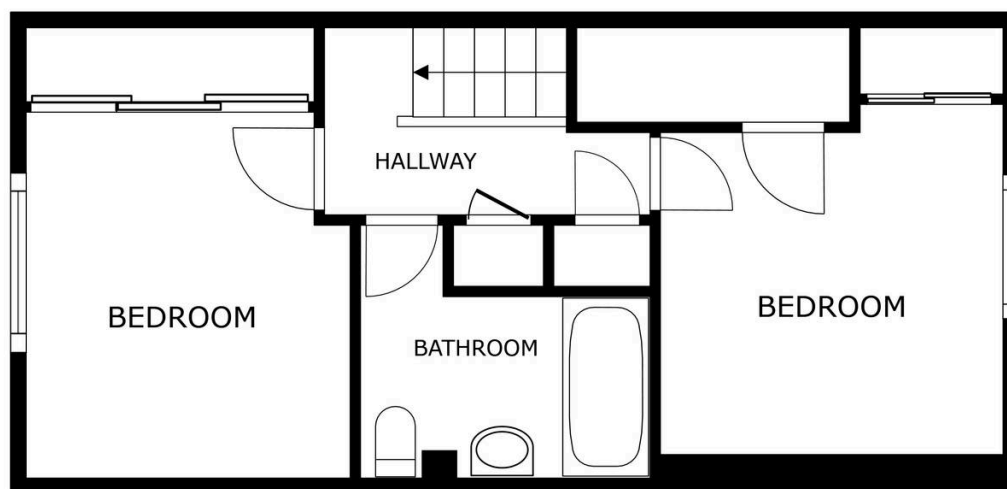
Garage

On Street



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.