



Fairfax Road, Humberstone

£300,000

A THREE BEDROOM DETACHED BUNGALOW offered for sale. Outside enjoys a courtyard style rear garden with a large side gate providing scope for off road parking, if required, accessed via Marston Road.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

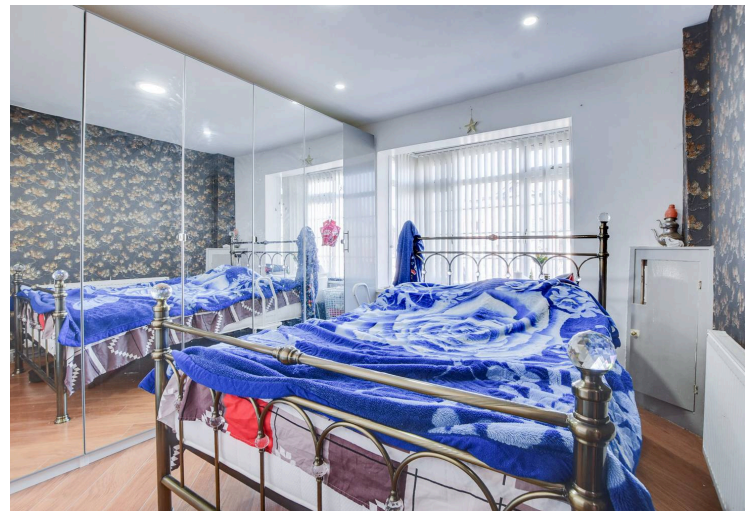
EPC Environmental Impact Rating:



Knightsbridge
Estate Agents

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Entrance Porch

With double glazed door and windows to the front elevation, tiled floor.

Entrance Hall

With single glazed door to the front elevation, laminate floor, radiator.

Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m)

With double glazed square bay window to the front elevation, meter cupboard, laminate floor, radiator.

Bedroom Two

11' 11" x 11' 9" (3.63m x 3.58m)

With double glazed square bay window to the front elevation, laminate floor, fitted wardrobes, radiator.



Bedroom Three

11' 10" x 9' 9" (3.61m x 2.97m)

With double glazed window to the rear elevation, laminate floor, radiator.

Shower Room

7' 9" x 4' 8" (2.36m x 1.42m)

With double glazed window to the rear elevation, tiled walls, tiled floor, wash hand basin with storage below, low-level WC, shower cubicle, wall mounted towel rail/radiator.

Lounge

11' 8" x 11' 0" (3.56m x 3.35m)

With double glazed French doors to the rear elevation, laminate floor, radiator.

Kitchen

11' 0" x 5' 11" (3.35m x 1.80m)

With double glazed windows to the side elevation, double glazed door to the side elevation, part tiled walls, tiled floor, wall and base units with work surface over, inset sink and drainer, space for electric cooker, space for washing machine, door to conservatory.

Conservatory

11' 11" x 10' 2" (3.63m x 3.10m)

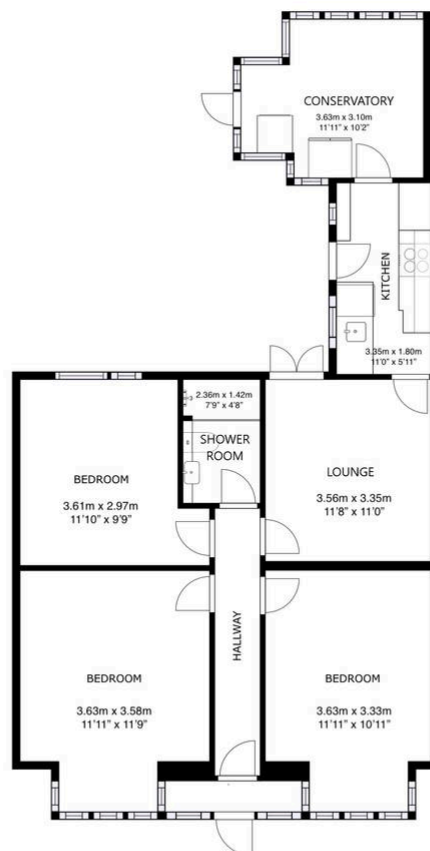
Double glazed conservatory with door to rear garden.

Front Garden

Walled front garden with railings, paved pathway, pebbled area.

Rear Garden

Rear courtyard style garden with paved patio area, walled and fenced perimeter, gravelled area, brick storage shed/outbuilding, gates to the side.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & valuers (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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.