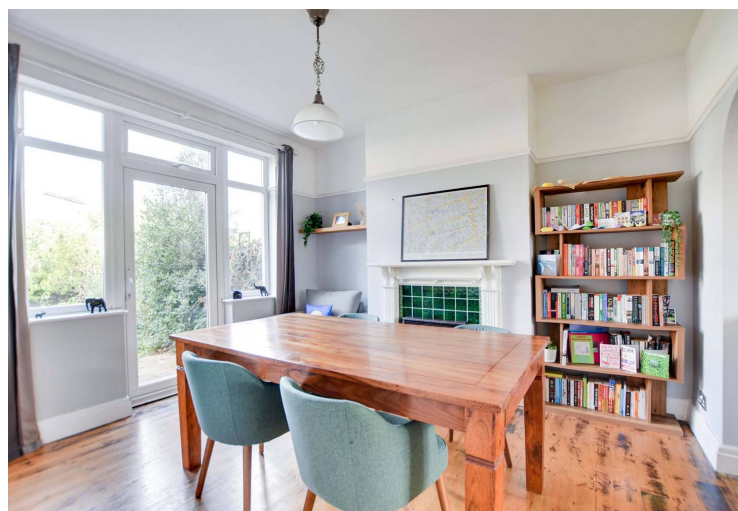
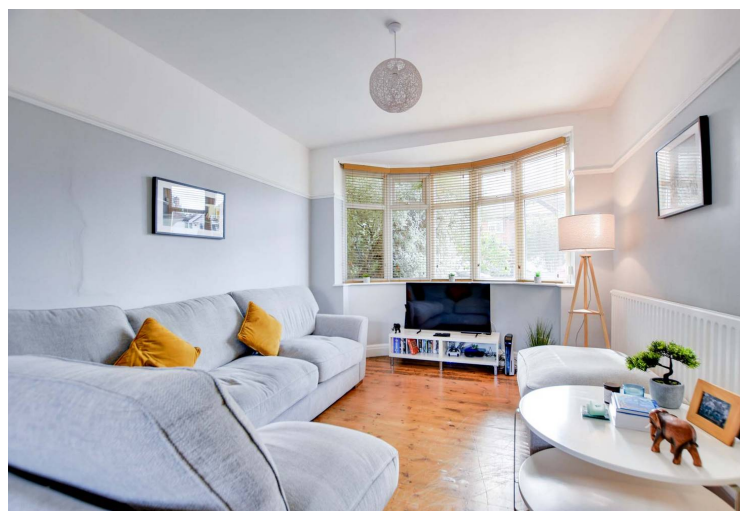




Overdale Road, Knighton

£290,000

A traditional bay-fronted semi-detached home offering WELL PRESENTED accommodation with period details. The property features an extended fitted kitchen breakfast room and a stylish family bathroom.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With two original stain glazed leaded windows and door to the front elevation, stairs to first floor, under stairs storage cupboard, original wooden floor, radiator.

Sitting Room 10' 1" x 10' 8" (3.08m x 3.26m)

With double glazed bay window to the front elevation, window blinds, picture rail, wooden floor, radiator, open aspect to dining room.

Dining Room 12' 4" x 10' 8" (3.77m x 3.26m)

With double glazed door to rear garden, picture rail, fireplace, wooden floor, radiator.



Extended Kitchen Breakfast Room 13' 6" x 9' 5" (4.11m x 2.86m)

With double glazed door and window to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in double oven and five ring gas hob, stainless steel chimney hood over, built-in dishwasher, plumbing for washing machine, wall mounted boiler, tiled floor, part tiled walls, space for fridge freezer, space for breakfast table, radiator.

First Floor Landing

With double glazed window to the side elevation.

Bedroom One 13' 5" x 10' 10" (4.08m x 3.29m)

With double glazed bay window to the front elevation, wooden floor, radiator.

Bedroom Two 12' 0" x 10' 10" (3.65m x 3.29m)

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

Bedroom Three 7' 1" x 6' 0" (2.16m x 1.82m)

With double glazed window to the front elevation, wooden floor, radiator.

Bathroom 7' 10" x 5' 9" (2.40m x 1.76m)

With double glazed window to the rear elevation, bath with electric shower over, pedestal wash hand basin, low-level WC, tiled walls, tiled floor, heated chrome towel rail, loft access leading to partly boarded loft with lighting.

Front Garden

Fenced frontage with established shrubs, block paved driveway.

Rear Garden

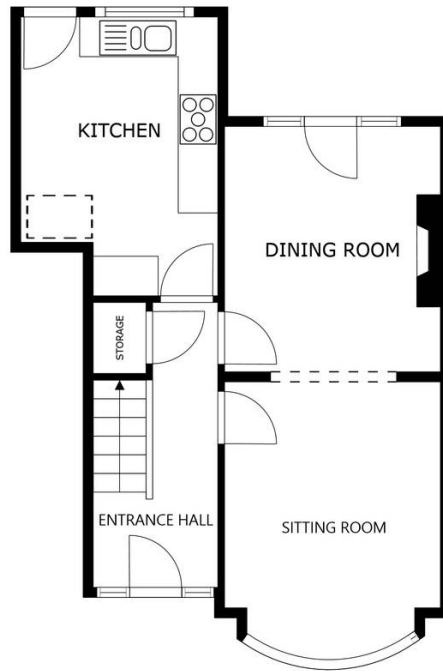
With paved patio area, paved pathway, lawn, flowerbeds and shrubs, fencing to perimeter, raised decked area with storage shed, side access.

Driveway 2 vehicles

Garage

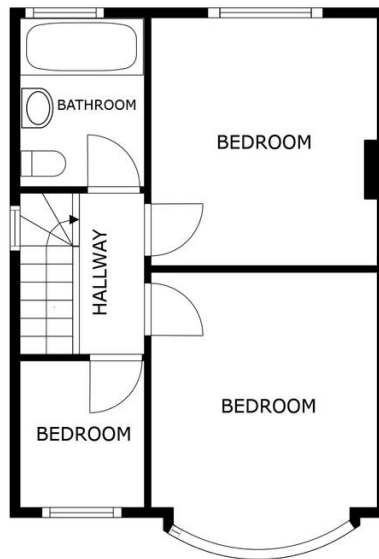
Garage/store with limited access. Measuring 4.29 m x 1.88 m. With fold open doors to the front elevation, power and lighting, rear door to garden.

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



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.