



## Knighton Church Road, South Knighton

£400,000

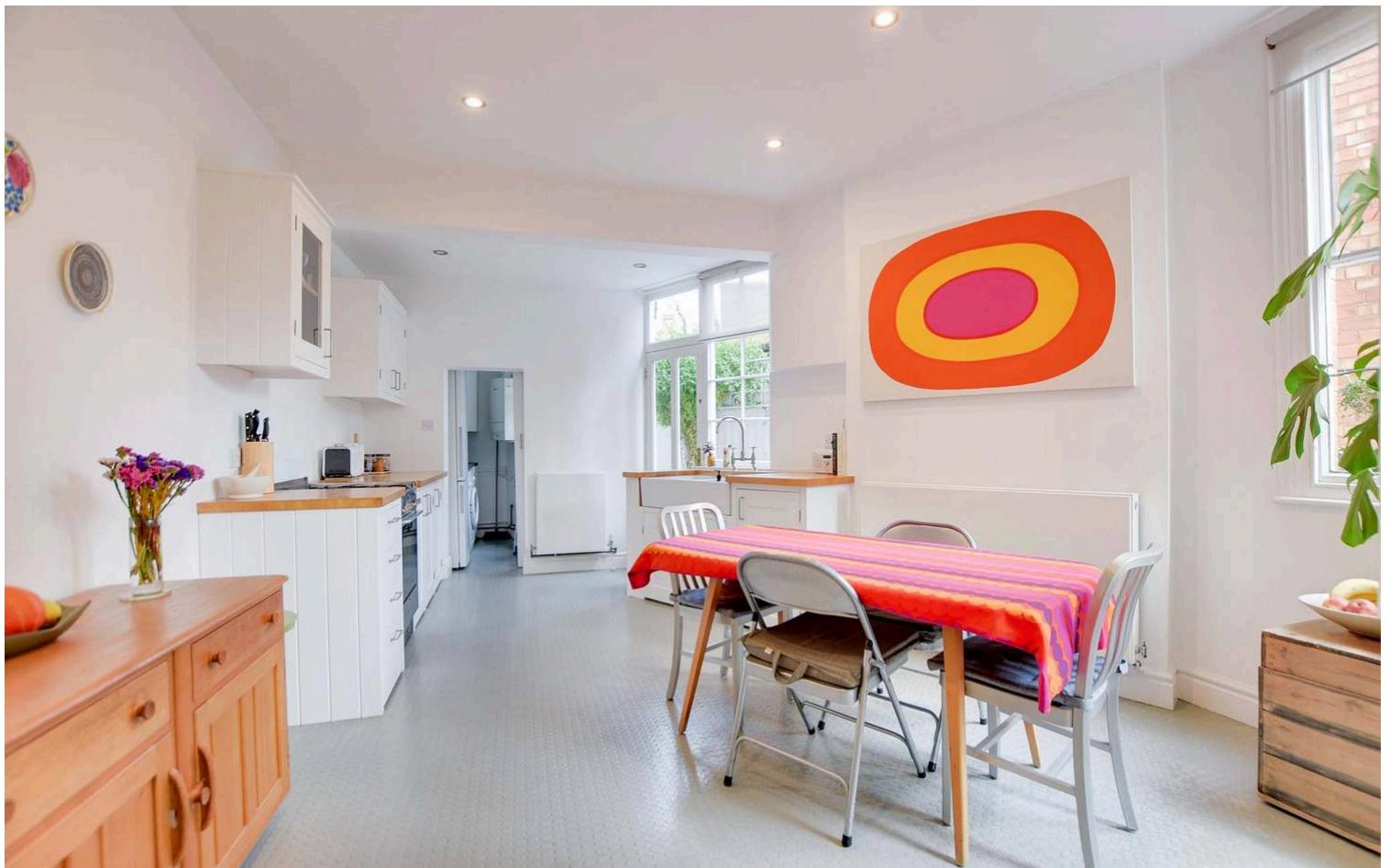
A BEAUTIFUL bay-fronted period terrace property offering accommodation over THREE FLOORS. Retaining much of its original character, showcasing period features with modern touches throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





### **Entrance Hall**

With tiled floor, stairs to first floor, radiator.

### **Ground Floor WC 5' 9" x 3' 0" (1.76m x 0.92m)**

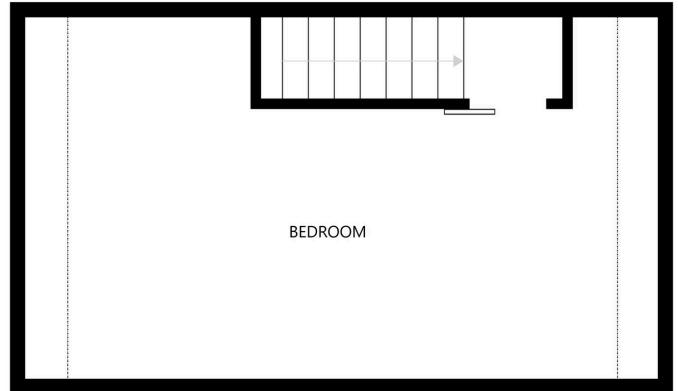
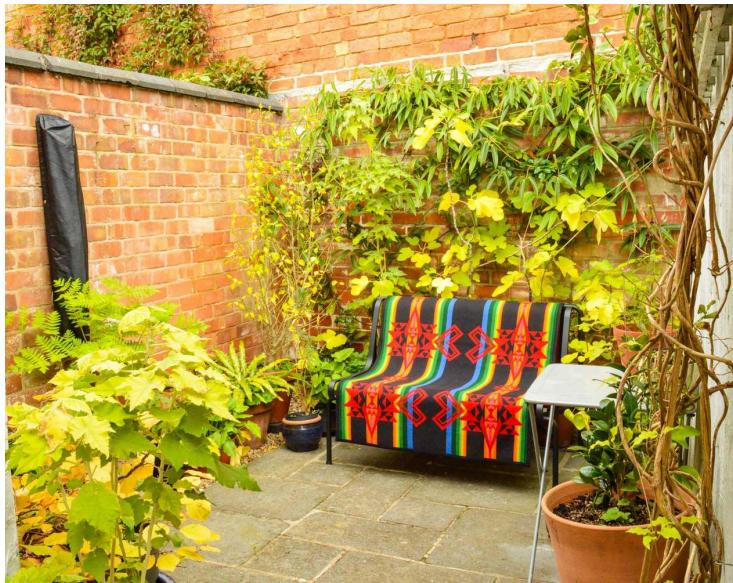
With window to the rear elevation, Laufen Pro low level WC and wash hand basin and Hans Grohe tap, tiled floor, tiled splashback, radiator.

### **Sitting Room 14' 6" x 13' 0" (4.42m x 3.96m)**

Measurement into bay window. With bay sash window to the front elevation, further window to the side elevation, feature open fireplace with period style fire surround and hearth, Hudevad radiator.

### **Kitchen Dining Room 17' 7" x 12' 10" (5.37m x 3.90m)**

Measurement narrowing to 2.73 m. With door to the side elevation, two windows to the side elevation, inset ceiling spotlights, ceramic Belfast sink, Plain English Bespoke Kitchen with Perrin & Rowe tap, base units and worksurface over, further wall and base units with work surface over, gas cooker point, rubber flooring, two Hudevad radiators.



FLOOR 1  
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### **Utility Room 8' 6" x 5' 5" (2.60m x 1.64m)**

With window to the side elevation, base unit with work surface over, plumbing for washing machine, wall mounted boiler, space for fridge freezer, rubber flooring.

### **First Floor Landing**

With window to the side elevation, wooden floor, stairs to second floor.

### **Bedroom One 14' 6" x 13' 1" (4.42m x 3.98m)**

Measurement narrowing to 3.41 m. With sash bay window to the front elevation, wardrobes, wooden floor, radiator.

### **Bedroom Two 13' 0" x 11' 11" (3.95m x 3.64m)**

With sash windows to the front and side elevations, picture rail, storage cupboard, decorative fireplace, wooden floor, radiator.

### **Bathroom 6' 2" x 5' 11" (1.88m x 1.80m)**

With window to the side elevation, bath with Hans Grohe shower/tap over, low-level Laufen WC and wash hand basin, wall unit, extractor fan, inset ceiling spotlights, Fired Earth tiled floor, radiator.

### **Second Floor Landing**

With skylight window to the rear elevation.

### **Bedroom Three/ Home Office and Studio 21' 7" x 12' 9" (6.57m x 3.88m)**

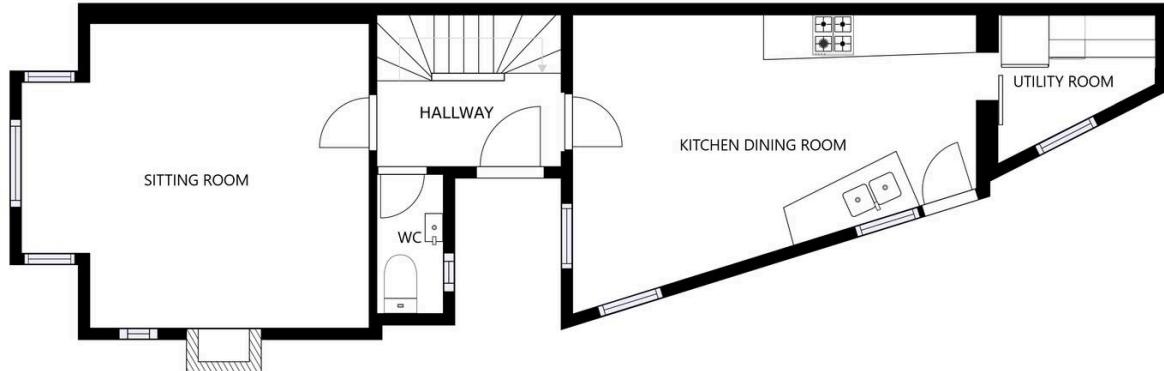
Measurement narrowing to 2.86 m. With two skylight windows to the front and rear elevations, raised worksurface/bed area, wooden floor, eaves storage cupboard, radiator.

### **Front Garden**

Walled front garden with a variety of well-stocked herbaceous flowerbeds and borders with mature shrubs, gated access with paved pathway leading to the front door.

### **Rear Garden**

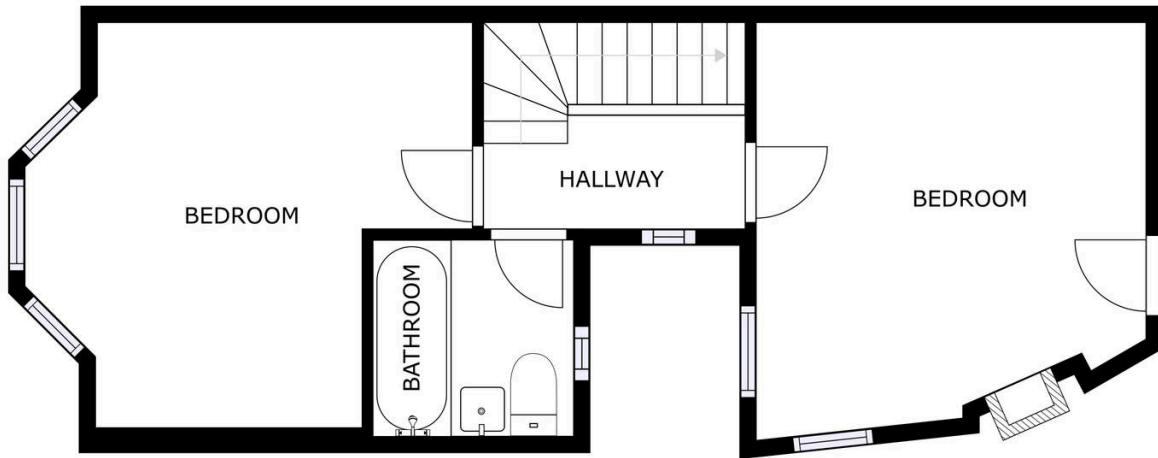
Gated access leading to a paved rear courtyard style garden having mature mature climbers to rear wall, gravelled borders, walled perimeter, outside tap.



FLOOR: 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR: 2

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