

Netherhall Road, Netherhall

Offers Over £225,000 Freehold

Spacious three-bedroom end terrace offered with no upward chain, featuring two reception rooms, a ground floor shower room, and a generous rear garden overlooking allotments.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



0116 271 3333





Entrance Hall

With stairs to the first floor and a radiator.

Reception Room One

13' 3" x 12' 8" (4.05m x 3.87m)

With double-glazed windows to the front elevation, a gas fire, and a radiator.

Kitchen

10' 2" x 9' 6" (3.10m x 2.90m)

With double-glazed windows to the rear elevation, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, a gas cooker point, plumbing for a washing machine, and a cupboard housing a boiler.

Reception Room Two

10' 2" x 8' 10" (3.10m x 2.70m)

With double-glazed French doors to the rear garden and a radiator.



Ground Floor Shower Room

10' 2" x 8' 10" (3.10m x 2.70m)

With double-glazed windows to rear and side elevations, tiled shower cubicle, low-level WC, wash hand basin, and heated towel rail.

First Floor Landing

With loft access and storage cupboard.

Bedroom One

11' 6" x 10' 5" (3.50m x 3.17m)

With a double-glazed window to the front elevation, fitted wardrobes, mirrored wardrobes, drawers, and a radiator.

Bedroom Two

8' 4" x 8' 3" (2.54m x 2.51m)

With a double-glazed window to the rear elevation, a built-in cupboard, and a radiator.

Bedroom Three

8' 4" x 8' 3" (2.54m x 2.51m)

With a double-glazed window to the front elevation and a radiator.

Bathroom

5' 3" x 4' 7" (1.60m x 1.40m)

With a double-glazed window to the rear elevation, bath with shower over, pedestal wash hand basin, and radiator.

Separate WC

5' 7" x 2' 4" (1.69m x 0.70m)

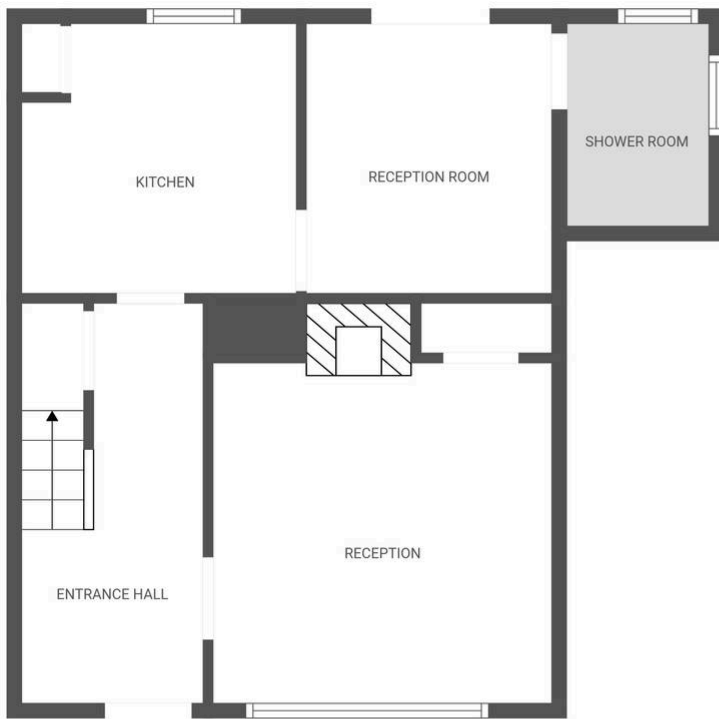
With a double-glazed window to the rear elevation and a low-level WC.

Front Garden

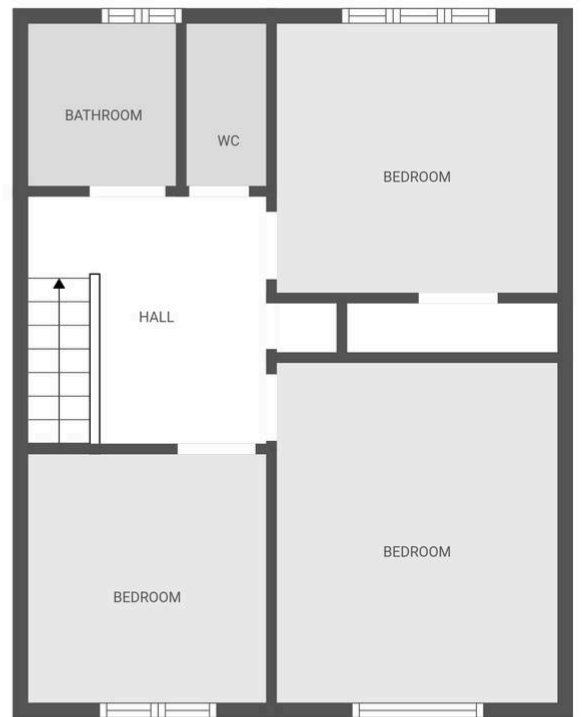
Hedge to the front providing privacy with gated access and steps; flowerbeds with inset shrubs.

Rear Garden

Patio with path leading to mainly lawned rear garden; two outside stores and a shed; a variety of well-stocked flowerbeds with mature shrubs, fruit trees, and a gate to side access.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We'll keep you moving...



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.