

## Shanklin Avenue, South Knighton

Offers Over £425,000

A traditional bay-fronted semi-detached property, ideally positioned within a CUL-DE-SAC and offering easy access to KNIGHTON PARK. The home occupies a GENEROUS PLOT with an established rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge  
Estate Agents

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### Entrance Hall

With secondary double glazed part leaded window to the side elevation, original part leaded stain glazed door to the front elevation, stairs to first floor with under stairs storage cupboard, laminate floor, radiator.

### Reception Room One 14' 5" x 13' 7" (4.40m x 4.13m)

With double glazed bay window to the front elevation, electric fire, radiator, fold open doors leading to reception room two.

### Reception Room Two 13' 6" x 12' 7" (4.12m x 3.83m)

Measurement narrowing to 3.67 m. With door and windows to the rear elevation, gas fire, laminate floor, TV point, radiator.

### Reception Room Three 13' 1" x 7' 11" (4.00m x 2.41m)

With two secondary double glazed windows to the side elevation, original storage cupboard, plumbing for washing machine, plumbing for dishwasher, storage cupboards, radiator.



**Kitchen** 7' 11" x 5' 11" (2.42m x 1.81m)

With door to the side elevation, secondary double glazed window to the side elevation, stainless steel sink and drainer unit with base units and work surface over, built-in shelving, electric cooker point, tiled floor, radiator, pantry with built-in shelving and window to the rear elevation.

**First Floor Landing**

With secondary double glazed window to the side elevation.

**Bedroom One** 15' 4" x 11' 11" (4.68m x 3.64m)

With bay window to the front elevation, original style fireplace, built-in wardrobe, radiator.

**Bedroom Two** 13' 7" x 12' 8" (4.15m x 3.85m)

With secondary double glazed window to the rear elevation, radiator.

**Bedroom Three** 9' 2" x 8' 2" (2.80m x 2.50m)

With secondary double glazed window to the front elevation, radiator.

**Bathroom** 8' 1" x 6' 4" (2.46m x 1.92m)

With double glazed window to the rear elevation, bath with electric shower over, pedestal wash hand basin, low-level WC, loft access, cupboard housing boiler, radiator.

**Front Garden**

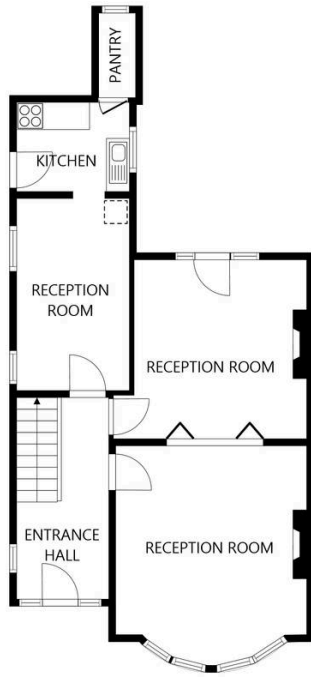
An established front garden with mature flowerbeds, shrubs and trees, lawn, driveway providing off road parking, gate to side access.

**Rear Garden**

With paved patio areas to the rear and side, lawn, flowerbeds, shrubs and trees, wooden storage shed, further lawn to the rear with mature Silver Birch tree and fruit trees, outside store, outside WC.

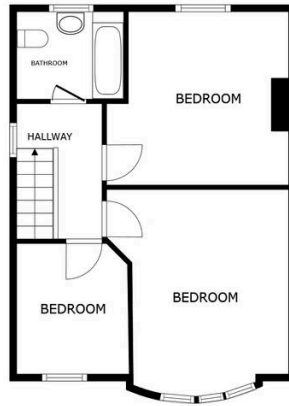
**Driveway**

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...**



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