

Shanklin Avenue, South Knighton

£420,000

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

0116 274 5544





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

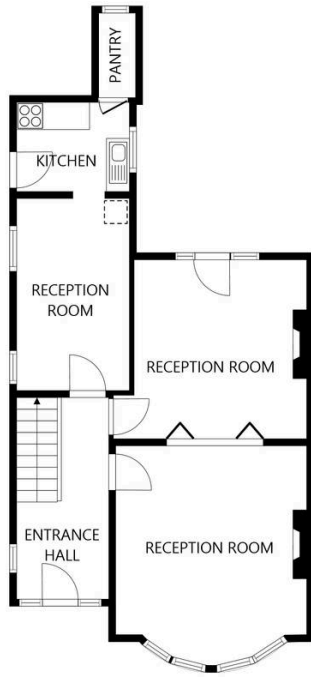
An established front garden with mature flowerbeds, shrubs and trees, lawn, driveway providing off road parking, gate to side access.

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.

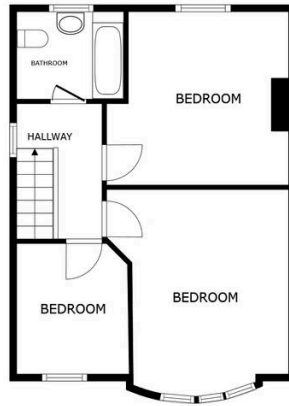
Driveway

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...



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.