



Uppingham Road, Houghton-On-The-Hill

£260,000

For those looking to move to HOUGHTON ON THE HILL, this could be the investment you have been seeking. A TWO BEDROOM semi-detached property benefitting from off road parking and a garage.

Council Tax band: B

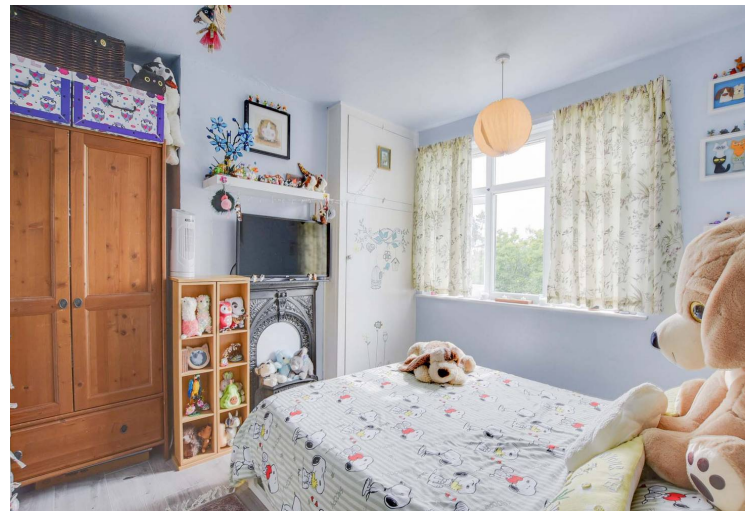
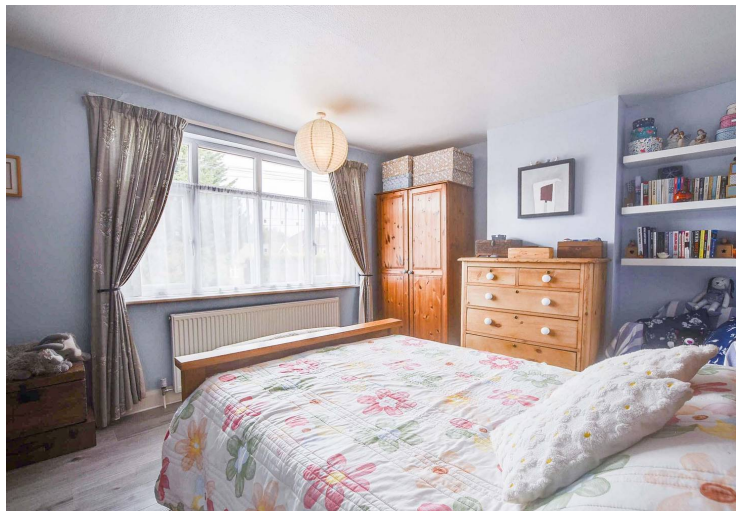
Tenure: Freehold

EPC Energy Efficiency Rating: E



0116 271 3333





Entrance Porch

With double glazed windows and door to the front elevation, tiled floor.

Entrance Hall

With tiled floor, stairs to first floor, radiator.

Reception Room One 12' 4" x 11' 0" (3.77m x 3.36m)

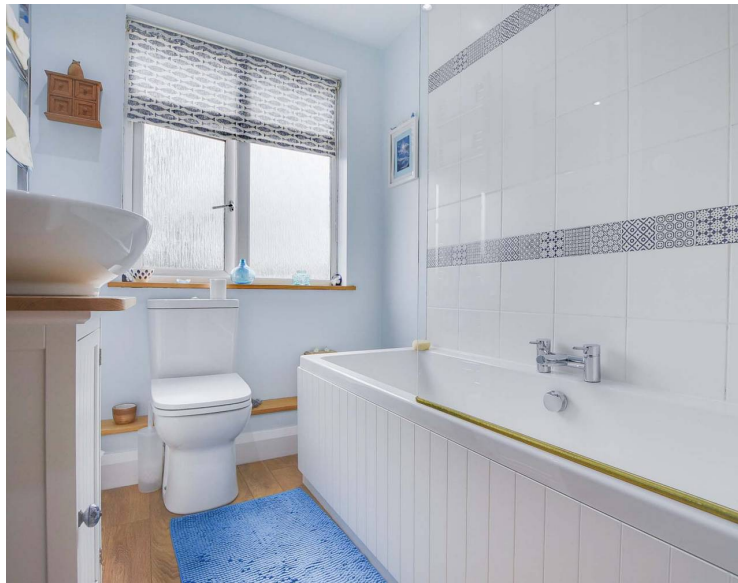
With double glazed bay window to the front elevation, multi-fuel burner, hearth, laminate floor, radiator.

Reception Room Two 10' 6" x 9' 4" (3.19m x 2.85m)

With double glazed window to the rear elevation, storage cupboards, laminate floor.

Kitchen 6' 8" x 4' 10" (2.02m x 1.47m)

With double glazed window to the side elevation, vinyl floor, wall and base units with work surface over, sink and drainer, gas cooker point, plumbing for washing machine, wood panel walls, radiator.



Lobby Area

With double glazed door to the rear elevation, tiled floor.

Study 8' 2" x 4' 11" (2.49m x 1.49m)

With double glazed window to the side elevation, wooden floor, electric heater.

First Floor Landing

With double glazed window to the side elevation, loft access, carpet floor.

Bedroom One 12' 10" x 10' 9" (3.91m x 3.28m)

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

Bedroom Two 9' 10" x 9' 10" (3.00m x 2.99m)

With double glazed window to the rear elevation, laminate floor, storage cupboard, radiator.

Bathroom 7' 1" x 5' 9" (2.15m x 1.74m)

With double glazed window to the rear elevation, laminate floor, bath with overhead electric shower, part tiled walls, wash hand basin with storage below, low-level WC, ladder towel rail/radiator.

Front Garden

With gravelled area, flowerbeds and shrubs, paved pathway.

Rear Garden

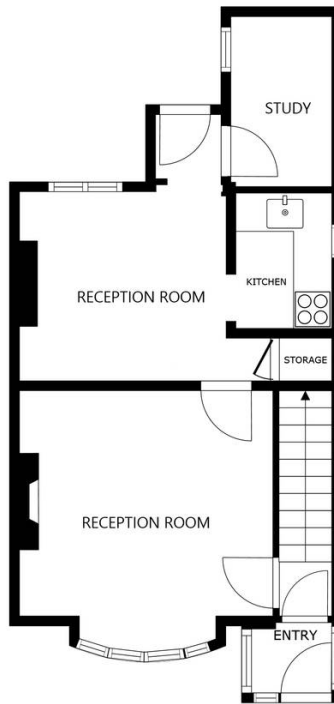
With paved patio area, pond, lawn, paved pathway, flowerbeds and shrubs, trees, gravelled area.

Driveway 2 vehicles

Garage 1 vehicle

With doors to the front and rear elevation.

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.