

Knighton Fields Road West, Knighton Fields

£230,000

A THREE BEDROOM end town house offered for sale with NO UPWARD CHAIN. There is an established rear garden with a SOUTHERLY ASPECT, having scope for extension subject to relevant permissions.

Council Tax band: A

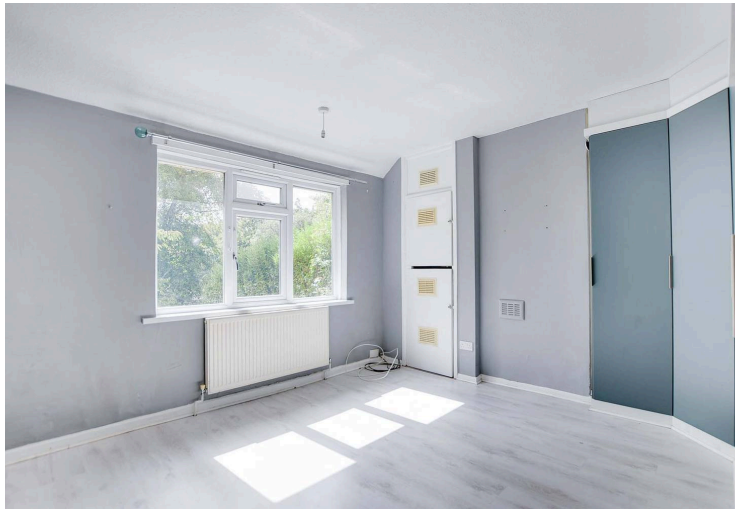
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With stairs to first floor, under stairs storage cupboard with meters, tiled floor, radiator.

Reception Room One

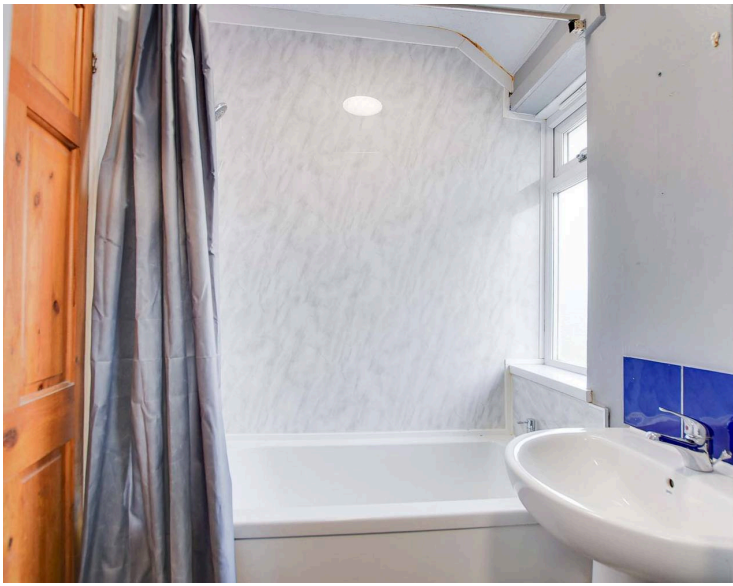
12' 2" x 14' 3" (3.71m x 4.35m)

With double glazed French doors to the rear garden, double glazed window to the side elevation, fireplace, laminate floor, radiator.

Reception Room Two

12' 2" x 9' 2" (3.71m x 2.80m)

With double glazed French doors to the rear garden, laminate floor, radiator.



Kitchen

13' 5" x 7' 9" (4.08m x 2.37m)

With two double glazed windows to the front elevation, stainless steel sink and drainer unit, a range of wall and base units with work surface over, gas cooker point, extractor hood, plumbing for washing machine, plumbing for dishwasher, tiled floor, part tiled walls, radiator.

First Floor Landing

With double glazed window to the front elevation.

Bedroom One

14' 3" x 12' 3" (4.35m x 3.74m)

Measurement into wardrobes. With double glazed window to the rear elevation, fitted wardrobes, cupboard housing boiler, laminate floor, radiator.

Bedroom Two

22' 1" x 9' 2" (6.74m x 2.80m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

8' 7" x 7' 10" (2.62m x 2.38m)

With double glazed window to the front elevation, radiator.

Bathroom

9' 4" x 4' 11" (2.85m x 1.50m)

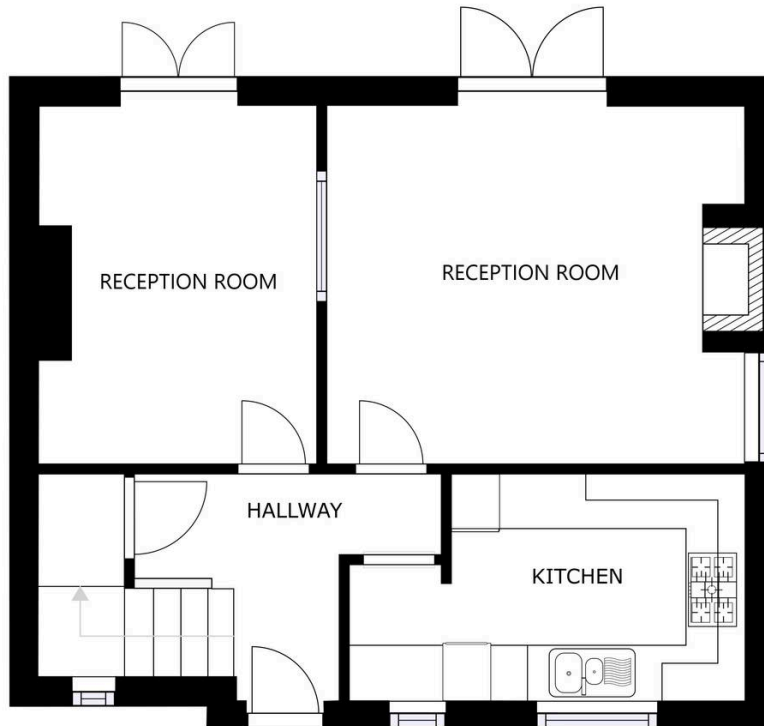
With two double glazed windows to the front elevation, bath with electric shower over, pedestal wash hand basin, low-level WC, vinyl floor, tiled splashback, radiator.

Front Garden

With fencing to perimeter, shrubs, outside lighting.

Rear Garden

With paved patio area, lawn, hedging and walled perimeter, greenhouse, side storage, side access, shrubs.



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.