



## Ring Road, Knighton

£320,000 Freehold

A three-bedroom semi-detached home on Ring Road is offered for sale with no upward chain. Featuring a through lounge dining room, conservatory, driveway, garage and a generous rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



Knightsbridge  
Estate Agents

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### **Entrance Hall**

Features stairs to the first floor, an under-stairs storage cupboard, two separate storage cupboards, wood-effect flooring, and a radiator.

### **Living Dining Room**

26' 9" x 11' 3" (8.16m x 3.43m)

into bay and recess). Includes a double-glazed bay window to the front elevation, double-glazed doors to the conservatory, and two radiators.

### **Conservatory**

9' 10" x 8' 5" (3.00m x 2.56m)

With a door to the rear garden.



### **Kitchen**

10' 6" x 8' 1" (3.20m x 2.46m)

Features a double-glazed window to the rear elevation and a double-glazed door to the side elevation. Includes a stainless steel sink/drainage, base and wall units with work surfaces, a built-in Bosch oven and electric hob with a stainless steel chimney hood, a built-in fridge, a built-in washing machine, and a radiator.

### **Ground Floor WC**

3' 11" x 2' 7" (1.20m x 0.80m)

With a double-glazed window to the side elevation, a low-level WC, and a wash hand basin.

### **First Floor Landing**

Includes a double-glazed window to the side elevation.

### **Bedroom One**

14' 1" x 11' 3" (4.28m x 3.42m)

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

### **Bedroom Two**

12' 2" x 11' 2" (3.71m x 3.41m)

With a double-glazed window to the rear elevation, fitted sliding wardrobes, and a radiator.

### **Bedroom Three**

7' 2" x 6' 11" (2.18m x 2.11m)

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

### **Shower Room**

6' 11" x 5' 3" (2.10m x 1.60m)

with a double-glazed window to the rear elevation. Includes a walk-in tiled shower cubicle, pedestal wash hand basin, cupboard housing the boiler, and a radiator.

### **Separate WC**

4' 1" x 2' 8" (1.24m x 0.82m)

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

### **Rear Garden**

Paved patio leading to a mainly lawned garden with a side door to a store and garage (in need of repair). Features a raised flower bed to the rear with mature shrubs, hedging, and a fenced perimeter.

### **Parking**

Driveway - Located to the front and side. Garage - Up-and-over door to the front elevation; note that the roof requires repair.



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