



## South Knighton Road, South Knighton

£210,000 Freehold

Characterful two-bedroom end terrace in South Knighton, featuring original fireplaces, wooden floors, a front forecourt, well placed for local amenities and transport links.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





### **Reception Room**

11' 1" x 10' 11" (3.37m x 3.34m)

Includes a window to the front elevation, a feature open fireplace with a tiled insert, hearth, and fire surround, wooden flooring and a radiator.

### **Kitchen Breakfast Room**

11' 1" x 9' 7" (3.39m x 2.93m)

Includes a window and door to the rear elevation, stairs to the first floor with an under-stairs storage cupboard, a built-in sink with base units and work surfaces, a cupboard housing the boiler, a gas cooker point, plumbing for a dishwasher and wooden flooring.

### **Bedroom One**

11' 1" x 11' 1" (3.39m x 3.37m)

Includes a window to the front elevation, an original-style fireplace, wooden flooring, and a radiator.



### **Bedroom Two**

9' 7" x 6' 4" (2.92m x 1.92m)

Includes a window to the rear elevation, an original style fireplace, a built-in cupboard, wooden flooring and a radiator.

### **Shower Room**

6' 6" x 4' 6" (1.97m x 1.38m)

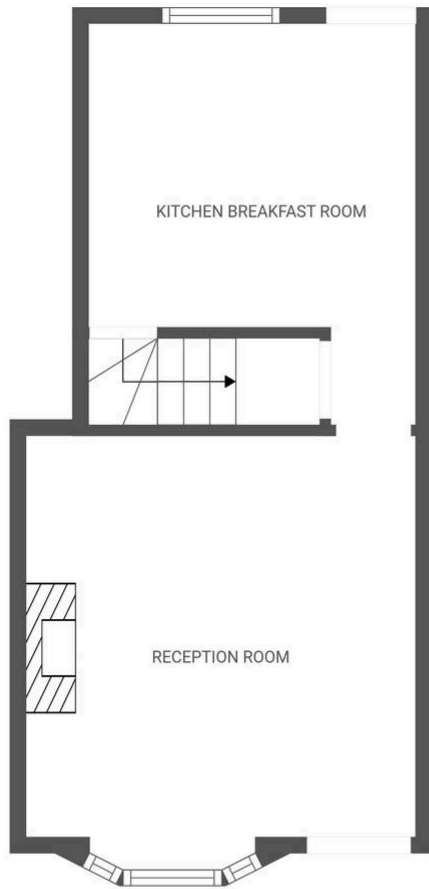
Includes a shower cubicle with an electric shower, low-level WC, pedestal wash hand basin, extractor fan, a heated towel rail and lino flooring.

### **Front Garden**

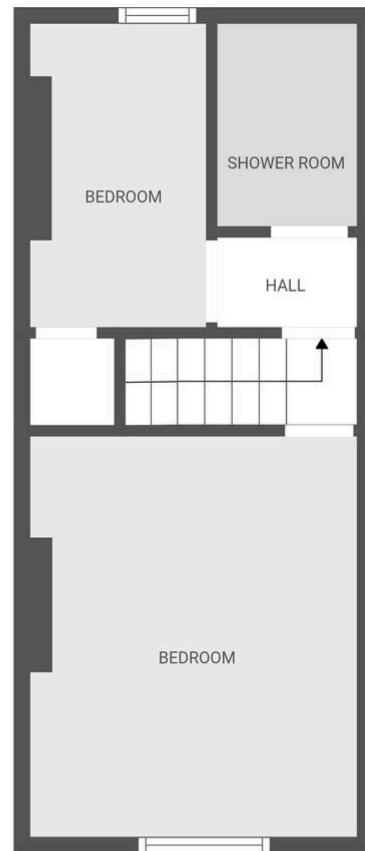
Gated access to a front forecourt with a hedge providing privacy.

### **Rear Garden**

Communal garden area with an outside store and side access.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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