



Wordsworth Road, Knighton Fields

£205,000

A TWO BEDROOM period terrace property located just off WELFORD ROAD close to amenities. The property benefits from a modern style fitted kitchen and bathroom, as well as a low maintenance rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Reception Room One

11' 1" x 11' 5" (3.37m x 3.49m)

With double glazed window to the front elevation, fireplace, meter cupboard, built-in shelving, wooden floor, radiator.

Reception Room Two

12' 0" x 11' 1" (3.65m x 3.37m)

With double glazed window to the rear elevation, stairs to first floor with under stairs storage cupboard, living flame effect gas fire with fire surround, wood effect floor, TV point, radiator.

Kitchen

13' 11" x 6' 0" (4.23m x 1.82m)

With double glazed window to the side elevation, door to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and gas hob, stainless steel chimney hood, plumbing for washing machine, tiled floor, radiator.



First Floor Landing

With access to the following rooms:

Bedroom One

11' 6" x 11' 1" (3.51m x 3.37m)

With double glazed window to the front elevation, radiator.

Bedroom Two

12' 0" x 8' 1" (3.65m x 2.46m)

With double glazed window to the rear elevation, built-in cupboard, original style fireplace with fire surround and hearth, radiator.

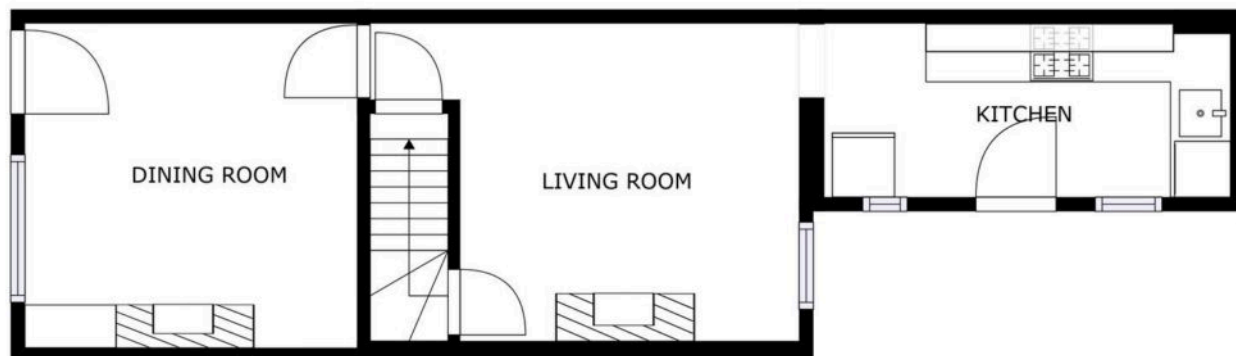
Bathroom

13' 4" x 6' 0" (4.06m x 1.82m)

With double glazed window to the rear elevation, bath with mixer tap shower attachment, pedestal wash hand basin, low-level WC, inset ceiling spotlights, tiled floor, radiator.

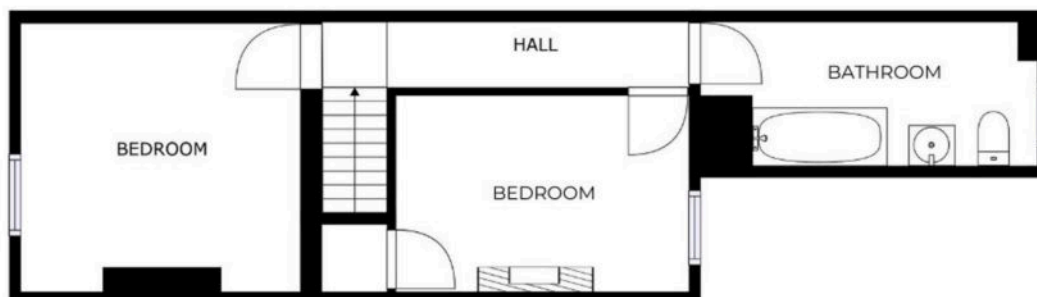
Rear Garden

A low-maintenance rear garden with outside store, paved patio seating area, AstroTurf lawn, fencing to perimeter, gate to side access.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 37 m², FLOOR 2: 39 m²
TOTAL: 76 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 37 m², FLOOR 2: 39 m²
TOTAL: 76 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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