



Station Road, Knowle

Guide Price £400,000

xact
SALES & LETTINGS





Located within easy walking distance to all local schools including Arden Academy and the centre of Knowle village is this beautifully presented three bedroom end terrace property which truly requires internal inspection to the full appreciated. The ground floor accommodation is accessed via an entrance porch and reception hallway leading into a superb sitting room with feature by window and hand made / brick built fireplace with gas fire. The sitting room leads into a dining room with full height picture window providing views to the rear garden and access into the breakfast kitchen, fitted with a range of base, wall and drawer units, utility and down stairs shower room. To the first floor are three bedrooms, two of which are double, and a large family bathroom with corner bath and separate shower. Outside, the property affords a beautifully landscaped rear garden with formal borders, shrubs and trees, lawned areas and summer house. To the rear of the property is access into a double garage. To view this superb property please contact Xact Homes on 01564 777284.

Council Tax band: D

Tenure: Freehold



- Three Bed End Terrace
- Arden Academy Catchment Area
- Walking Distance From Knowle Village
- Beautifully Maintained And Decorated
- Two Reception Rooms
- Breakfast/Kitchen
- Double Garage

ENCLOSED PORCH

3' 7" x 3' 3" (1.10m x 1.00m)

ENTRANCE HALLWAY

SITTING ROOM

12' 6" x 12' 6" (3.80m x 3.80m)

DINING ROOM

12' 6" x 13' 0" (3.80m x 3.95m)

BREAKFAST/KITCHEN

7' 10" x 13' 0" (2.40m x 3.95m)

PANTRY

UTILITY ROOM

4' 7" x 8' 8" (1.40m x 2.65m)

SHOWER ROOM

8' 8" x 3' 3" (2.65m x 1.00m)

FIRST FLOOR

BEDROOM ONE

9' 6" x 13' 1" (2.90m x 4.00m)

BEDROOM TWO

9' 6" x 12' 6" (2.90m x 3.80m)

BEDROOM THREE

5' 9" x 12' 2" (1.75m x 3.70m)

BATHROOM

8' 0" x 12' 10" (2.45m x 3.90m)





OUTSIDE THE PROPERTY

NORTH FACING GARDEN

GARAGE

Leasehold.

ITEMS INCLUDED IN THE SALE

Zanussi free standing cooker, extractor, some carpets, some curtains, some light fittings, garden shed, greenhouse, summer house and double garage leasehold (999 in excess of 10 years)

ADDITIONAL INFORMATION

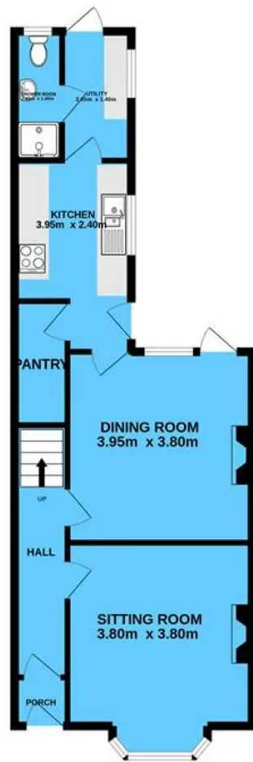
Services - Mains gas, electricity and mains sewers
Broadband - Talk Talk Fibre-Optic Loft Space -
Boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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