



## FOR SALE

3 Bed Detached House in Baldwin Road, Knighton LE2 6HA  
£300,000

Requiring modernisation and offered with no upward chain this three bedroom detached family home is situated on the Knighton Borders. This unique property comprises main entrance hall, lounge / diner, conservatory, kitchen, landing to three bedrooms, modified wet room, front and rear gardens, detached rear garage and ample off road parking. Contact Phillips George to view.

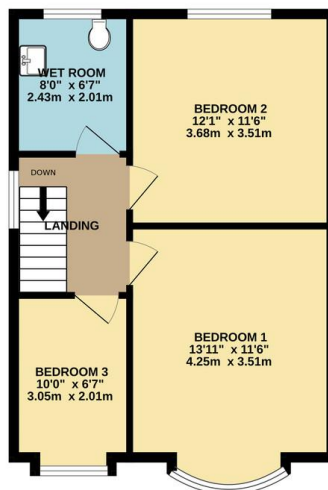




GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given for their operability or efficiency can be given.  
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EPC To Follow.....

- Unique Detached Dwelling
- No Upward Chain
- Requiring Modernisation
- Highly Sought After Location
- Knighton
- Three Bedrooms
- Modified Wet Room
- Conservatory

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

