



## Knightsbridge Road, , Glen Parva, LE2 9TZ

- No Upward Chain
- Open Plan Kitchen-Diner
- Bathroom with Separate WC
- Ideal First Time Buyer or Savvy Investor
- Presented in ready To move into Condition
- Two Double Bedrooms
- Lounge
- Enclosed Garden
- Private Residential Location
- Gas Central Heating and Double glazing

**£200,000**





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## DESCRIPTION

This delightful townhouse is an excellent home for first-time buyers or those seeking a savvy investment. The property is presented in a ready-to-move-in condition, allowing you to unpack and start living without delay.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into an open-plan kitchen-diner, perfect for both entertaining and everyday living. The kitchen-diner is thoughtfully designed, providing ample space for dining and socialising. A separate utility room offers convenient access to the enclosed garden, which has been designed with low maintenance in mind, making it an ideal outdoor space for relaxation and enjoying the fresh air.

Ascending the stairs from the kitchen-diner, you will find two well-appointed double bedrooms, each offering a comfortable retreat. The family bathroom is conveniently located nearby, along with a separate WC, ensuring practicality for daily routines.

This lovely property benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout. With no upward chain, this home is ready for you to make it your own.

For those interested in exploring this lovely property further, a 360-degree virtual tour is available. To arrange a viewing or to learn more, please contact your local Hunters estate agents in Wigston. This is a wonderful opportunity not to be missed.

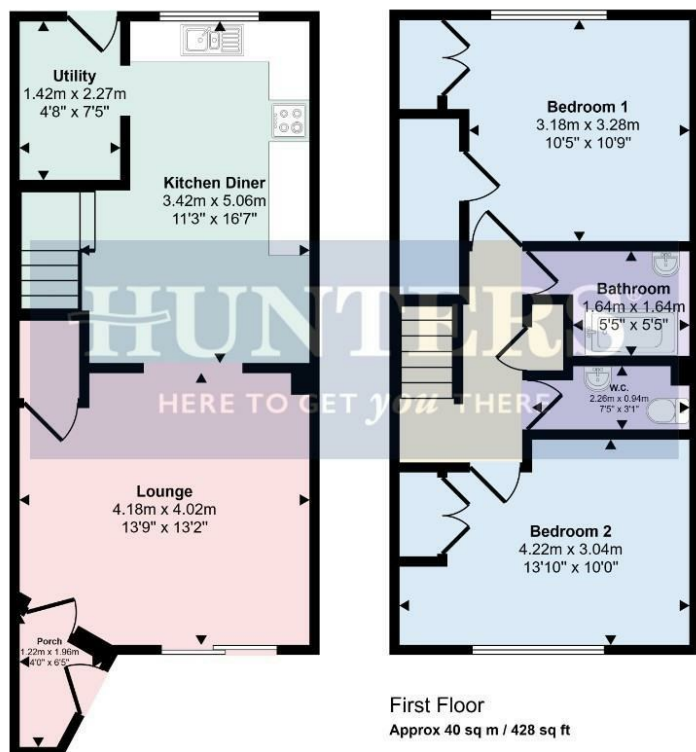








Approx Gross Internal Area  
80 sq m / 866 sq ft



**Ground Floor**  
Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

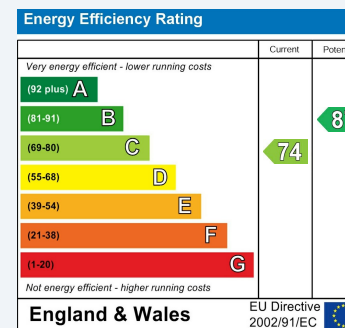
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.