



Clarendon Park Road, Clarendon Park

Offers Over £220,000

An ATTRACTIVE bay fronted mid terrace home available with NO UPWARD CHAIN providing WELL PROPORTIONED accommodation and SCOPE FOR EXTENSION or loft conversion.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





Reception Room One

13' 7" x 10' 10" (4.14m x 3.30m)

Measurement into bay window. With double glazed bay window to the front elevation, meter cupboard, fireplace, radiator.

Reception Room Two

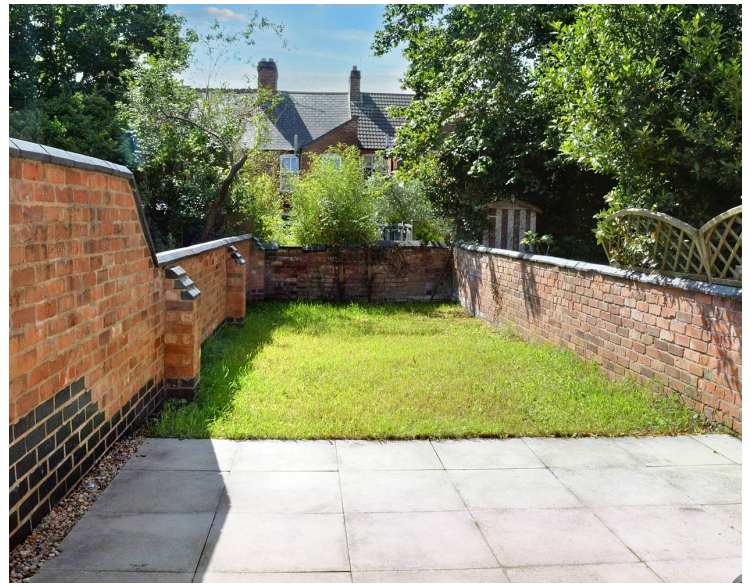
12' 0" x 11' 0" (3.66m x 3.35m)

With double glazed window to the rear elevation, under stairs storage cupboard, stairs to first floor, laminate floor, radiator.

Kitchen

12' 6" x 6' 5" (3.81m x 1.96m)

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



First Floor Landing

With loft access.

Bedroom One

12' 4" x 11' 9" (3.76m x 3.58m)

With double glazed window to the front elevation, radiator.

Bedroom Two

12' 1" x 9' 5" (3.68m x 2.87m)

With double glazed window to the rear elevation, built-in cupboard, radiator.

Bathroom

12' 6" x 6' 7" (3.81m x 2.01m)

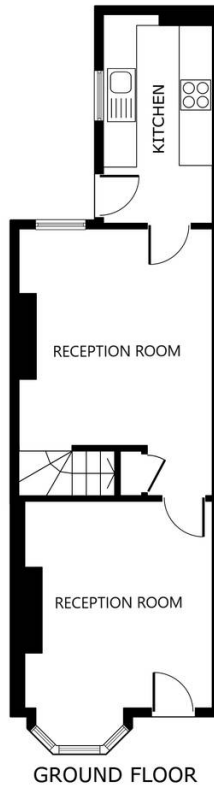
With double glazed window to the rear elevation, bath with mixer tap shower attachment, pedestal wash hand basin, low-level WC, part tiled walls, vinyl floor, radiator.

Front Garden

Front forecourt.

Rear Garden

A generous sized southerly facing rear garden with paved patio seating area, lawn, walled perimeter, outside store, gate to side access.



GROUND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.