



## Montague Road, Clarendon Park

Offers Over £190,000

A two bedroom terraced home IN NEED OF MODERNISATION on Montague Road in Clarendon Park.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge  
Estate Agents

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**Reception Room**

11' 0" x 10' 10" (3.35m x 3.30m)

With a door to the front elevation, window to the front elevation, wood effect laminate flooring, chimney breast, coving to ceiling and a radiator.

**Reception Room**

11' 0" x 10' 10" (3.35m x 3.30m)

With a window to the rear elevation, chimney breast with a wall-mounted gas fire, understairs cupboard and a radiator.

**Kitchen**

8' 5" x 5' 10" (2.57m x 1.78m)

With a window to the side elevation, door to the side elevation, wall-mounted combi boiler, sink and drainers, base unit with work surface over, space for a fridge freezer, space for a free-standing electric cooker and plumbing for a washing machine.



## **First Floor Landing**

### **Bedroom One**

12' 4" x 11' 1" (3.76m x 3.38m)

With two windows to the front elevation, chimney breast, fireplace with surround and a radiator.

### **Bedroom Two**

12' 5" x 11' 0" (3.78m x 3.35m)

With a window to the rear elevation, an overhead cupboard and a radiator.

### **Bathroom**

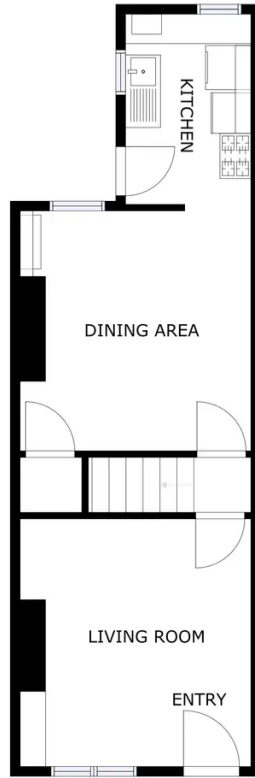
8' 10" x 5' 10" (2.69m x 1.78m)

With a window to the rear elevation, bath, WC, wash hand basin, tiled splashbacks, and a radiator.

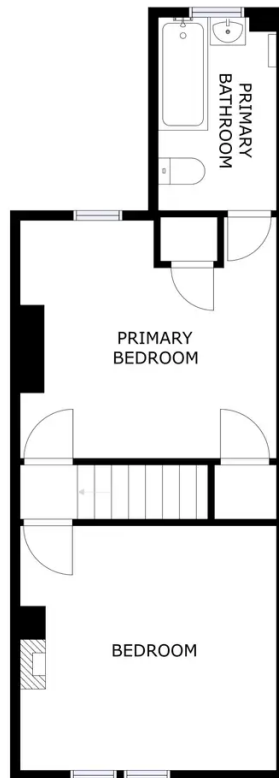
### **Rear Garden**

A mature and established rear garden with a patio seating area, flower beds and a fenced perimeter.





FLOOR 1



FLOOR 2



**We'll keep you moving...**



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