



Leopold Road, Clarendon Park

£250,000

TWO BEDROOM terrace home with a loft conversion perfect for a HOME OFFICE

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





Reception Room One

13' 0" x 11' 5" (3.96m x 3.48m)

With a window to the front elevation, meter cupboard, laminate flooring, built-in shelving and radiator.

Reception Room Two

13' 0" x 11' 6" (3.96m x 3.51m)

With a window to the rear elevation, stairs to the first floor with an understairs storage cupboard, original-style storage cupboards, a fireplace with fire surround, laminate flooring and a radiator.

Kitchen

15' 6" x 6' 2" (4.72m x 1.88m)

With windows to the rear and side elevations, 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 filter hood over, plumbing for a washing machine, tiled flooring and a radiator.



First Floor Landing

With stairs to the loft room and a radiator.

Bedroom One

13' 0" x 11' 5" (3.96m x 3.48m)

With a window to the front elevation and a radiator.

Bedroom Two

8' 8" x 8' 8" (2.64m x 2.64m)

With a window to the rear elevation, a fireplace and a radiator.

Bathroom

9' 1" x 6' 2" (2.77m x 1.88m)

With a window to the rear elevation, bath with mixer tap shower attachment, WC, wash hand basin, extractor fan, heated chrome towel rail, tiled flooring, and cupboard housing the boiler.

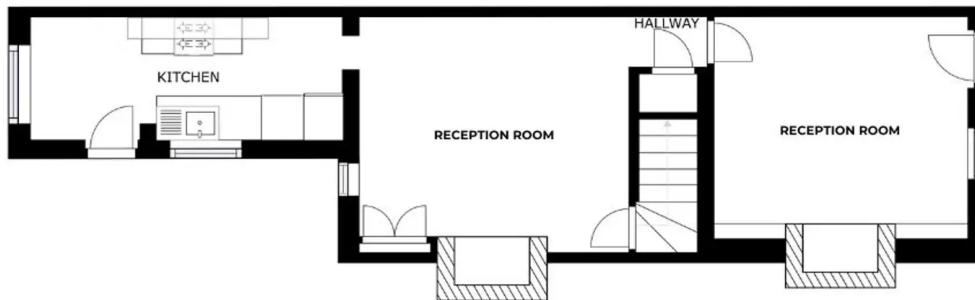
Loft Conversion/Home Office Study

18' 10" x 10' 0" (5.74m x 3.05m)

(Narrowing to 6'9") With a skylight-style window to the rear elevation and a radiator.

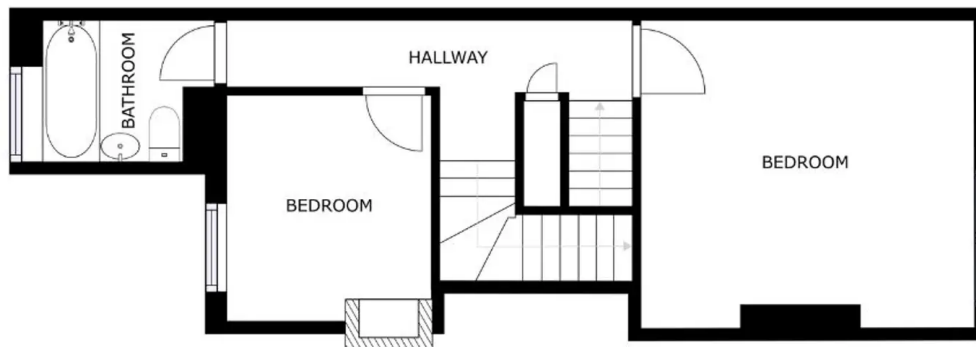
Rear Garden

With a lawn, shrubs, a summer house (measuring 7'9 x 6'7" plus a storage area with power and lighting) and access to the side passage.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 45.4 m², FLOOR 2: 46.14 m², FLOOR 3: 14.66 m²
 REDUCED HEADROOM: 3.45 m²
 TOTAL: 109.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 45.4 m², FLOOR 2: 46.14 m², FLOOR 3: 14.66 m²
 REDUCED HEADROOM: 3.45 m²
 TOTAL: 109.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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