



## Welford Road, Clarendon Park

Offers in Excess of £175,000

IN NEED OF FULL MODERNISATION - a TWO BEDROOM terrace on Welford Road.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F







### **Reception Room**

13' 4" x 11' 4" (4.06m x 3.45m)

(measurements into the bay) With a door to the front elevation, a bay window to the front elevation, a chimney breast, coving to the ceiling and a ceiling rose.

### **Reception Room Two**

12' 6" x 11' 1" (3.81m x 3.38m)

With a window to the rear elevation, chimney breast with surround and hearth and understairs cupboard.

### **Kitchen**

12' 5" x 5' 8" (3.78m x 1.73m)

With a window to the side elevation, door to the rear garden, tiled flooring, base units, stainless steel sink and drainer unit.





### **First Floor Landing**

#### **Bedroom One**

11' 6" x 11' 0" (3.51m x 3.35m)

With a window to the front elevation and a chimney breast with fire surround.

#### **Bedroom Two**

12' 6" x 8' 3" (3.81m x 2.51m)

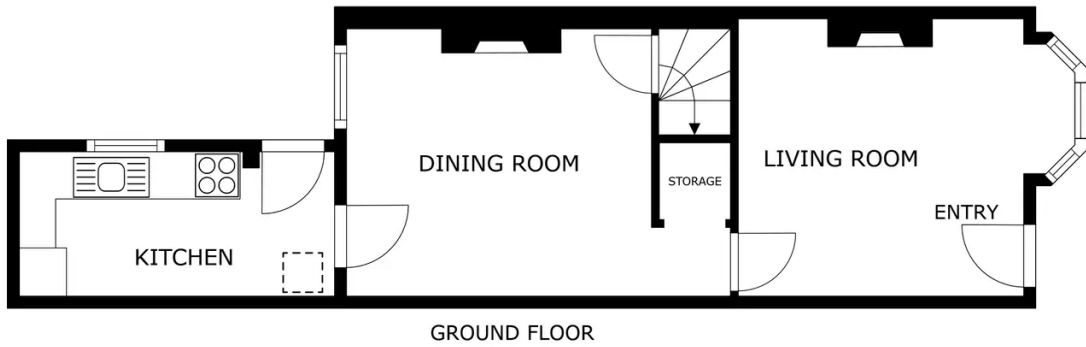
With a window to the rear elevation, chimney breast and a over stairs cupboard.

#### **Bathroom**

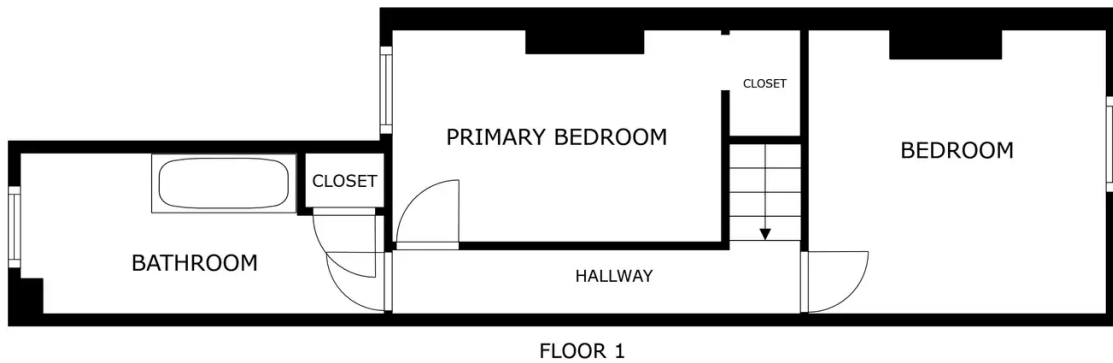
12' 7" x 6' 0" (3.84m x 1.83m)

Window to the rear, bath, cupboard and tiled splashbacks.

#### **Rear Garden**



GROSS INTERNAL AREA  
 GROUND FLOOR 413 sq.ft. FLOOR 1 457 sq.ft.  
 TOTAL : 871 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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