



Seymour Road, Clarendon Park

£230,000

Offered for sale with NO CHAIN is this PERIOD end terrace home being ARTICLE 4 compliant. The property provides accommodation including two reception rooms (the front reception room providing a third let-able bedroom), modern style extended fitted kitchen and two first floor bedrooms.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



0116 274 5544





Reception Room One

11' 3" x 10' 7" (3.43m x 3.23m)

With window to the front elevation, fireplace, meter cupboard, wooden floor, radiator.

Reception Room Two

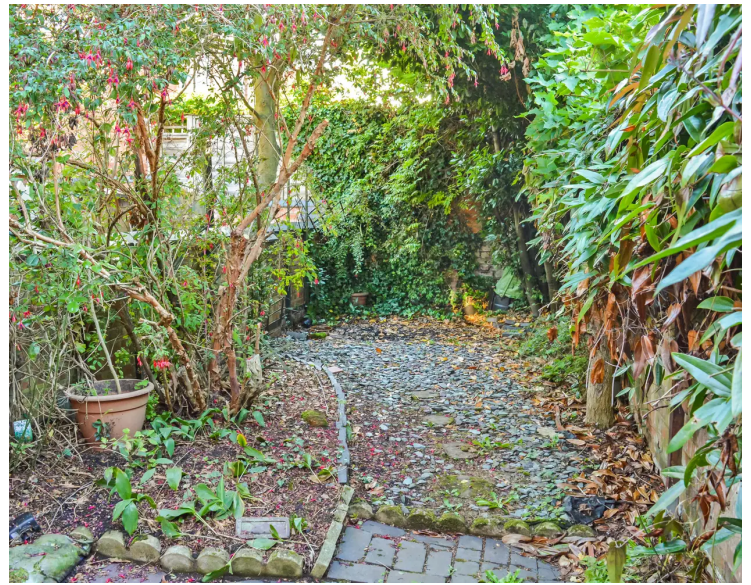
11' 1" x 11' 1" (3.38m x 3.38m)

With window to the rear elevation, under stairs storage cupboard, TV point, laminate floor, radiator.

Extended Kitchen

15' 7" x 5' 7" (4.75m x 1.70m)

With windows to the side and rear 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 stainless steel filter hood over, wall mounted boiler, plumbing for washing machine, laminate floor, radiator.



First Floor Landing

With radiator.

Bedroom One

11' 2" x 10' 8" (3.40m x 3.25m)

With window to the front elevation, laminate floor, radiator.

Bedroom Two

11' 2" x 7' 8" (3.40m x 2.34m)

With window to the rear elevation, built-in cupboard, loft access, radiator.

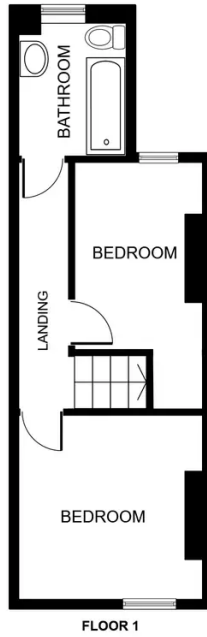
Bathroom

8' 6" x 5' 8" (2.59m x 1.73m)

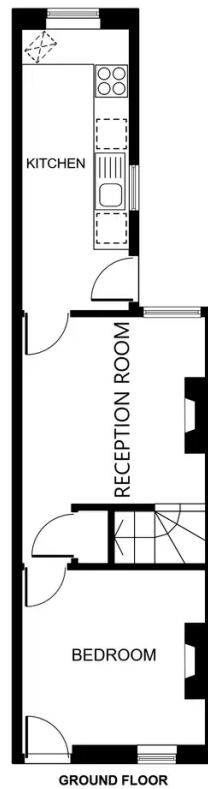
With window to the rear elevation, bath with shower over, wash hand basin, low-level WC, extractor fan, radiator.

Rear Garden

Enclosed courtyard style rear garden with gated side access.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.