



Lytton Road, Clarendon Park

£260,000

A two bedroom MID TERRACE home retaining ORIGINAL STYLE features including a tiled hallway, fireplaces, sash windows and internal doors. The accommodation provides opportunities for EXTENSIONS/CONVERSIONS, subject to relevant building regulations.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Lobby

With internal door leading to:

Entrance Hall

With original style tiled floor, stairs to first floor, radiator.

Reception Room One

12' 1" x 9' 8" (3.68m x 2.95m)

With window to the front elevation, ceiling cornice, picture rail, multi fuel log-burner, TV point, radiator.

Reception Room Two

12' 10" x 12' 5" (3.91m x 3.78m)

With window to the rear elevation, ceiling cornice, picture rail, under stairs storage cupboard, tiled fireplace, wooden floor, radiator.



Kitchen

11' 0" x 7' 5" (3.35m x 2.26m)

With door to the side elevation, window 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, part tiled walls.

Galleried First Floor Landing

With original style cupboard, loft access.

Bedroom One

14' 5" x 12' 0" (4.39m x 3.66m)

Measurement into recess. With window to the front elevation, original style fireplace with tiled inset and hearth, ceiling coving, dado rail, radiator.

Bedroom Two

11' 5" x 10' 0" (3.48m x 3.05m)

With window to the rear elevation, original style fireplace with fire surround, ceiling coving, dado rail, radiator.

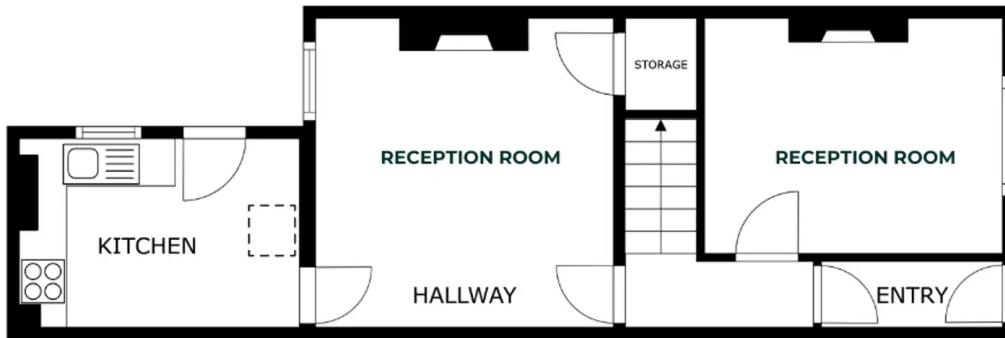
Bathroom

11' 2" x 7' 5" (3.40m x 2.26m)

With window to the rear elevation, bath with electric shower over, separate shower cubicle, pedestal wash hand basin, low-level WC, storage cupboard, part tiled walls, radiator.

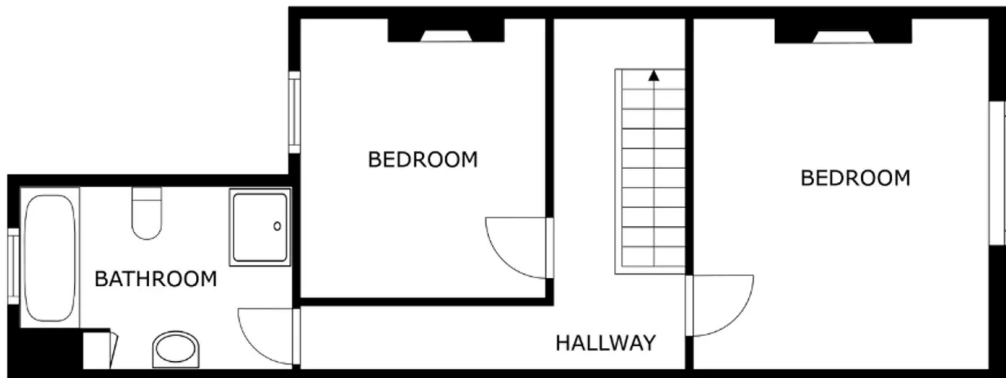
Rear Garden

With outside store housing wall mounted boiler, plumbing for washing machine, power and lighting, further store, walled rear garden area with gravelled area, flowerbeds and shrubs, gate to side access.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 43.2 m² FLOOR 2 50.4 m²
 TOTAL : 93.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 43.2 m² FLOOR 2 50.4 m²
 TOTAL : 93.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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