



Welford Road, Clarendon Park

£325,000

FIVE BEDROOM HMO for sale in Clarendon Park.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 274 5544





Entrance Hall

With stairs to the first-floor landing, tiled flooring and a radiator.

Bedroom One/Reception Room

15' 1" x 15' 3" (4.60m x 4.65m)

With a bay window to the front elevation and a radiator.

Bedroom Two/ Reception Room

15' 1" x 9' 4" (4.60m x 2.84m)

With window to the rear elevation, coving to the ceiling and a radiator.

Reception Room

With a window to the side elevation, wall mounted boiler, understairs storage and a radiator.



Kitchen

15' 8" x 10' 0" (4.78m x 3.05m)

With a window to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces, built-in oven, gas hob, chimney hood, plumbing for a washing machine, tiled flooring and a radiator.

Lobby

With a door to the side elevation.

Ground Floor WC

4' 10" x 3' 0" (1.47m x 0.91m)

With a window to the rear elevation, tiled flooring, WC and a radiator.

First Floor Galleried Landing

With loft access.

Bedroom Three

17' 0" x 15' 0" (5.18m x 4.57m)

With a bay window and a radiator.

Bedroom Four

11' 5" x 10' 10" (3.48m x 3.30m)

With a window to the rear elevation and a radiator.

Bedroom Five

17' 1" x 10' 0" (5.21m x 3.05m)

With windows to the side and rear elevations and a radiator.

Bathroom

7' 3" x 6' 9" (2.21m x 2.06m)

With a window to the side elevation, bath with electric shower over, wash hand basin, tiled flooring and a radiator.

Separate WC

4' 0" x 2' 7" (1.22m x 0.79m)

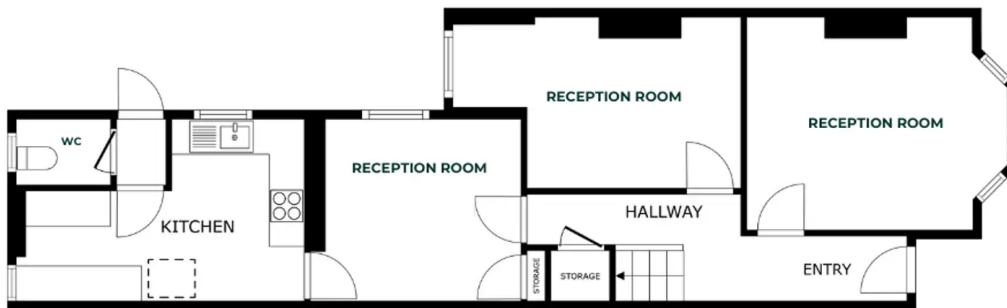
With window to the side elevation, WC and tiled flooring.

Front Garden

A paved front forecourt with hedge.

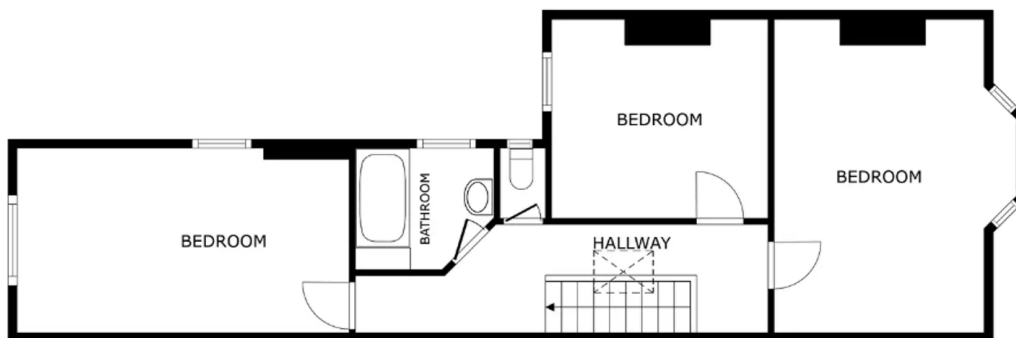
Rear Garden

With a paved patio area with steps leading to a mainly lawned rear garden with hedging and a walled perimeter, an outside store and a gate to the side access.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 65.9 m² FLOOR 2 67.4 m²
 TOTAL : 133.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 65.9 m² FLOOR 2 67.4 m²
 TOTAL : 133.3 m²
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.