

Welford Road, Clarendon Park

£315,000

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)

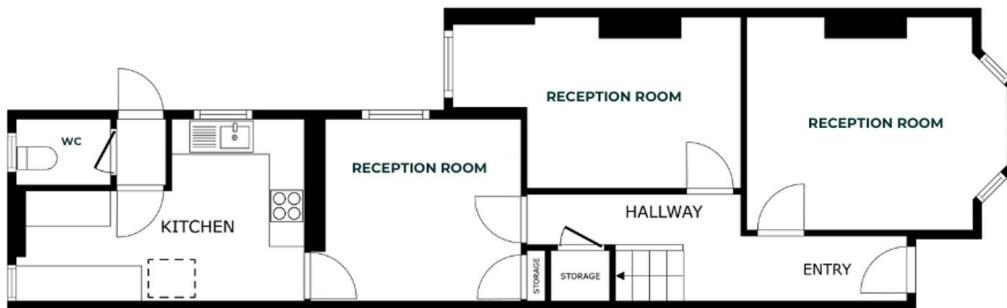
With window to the side elevation, WC and tiled flooring.

Front Garden

A paved front forecourt with hedge.

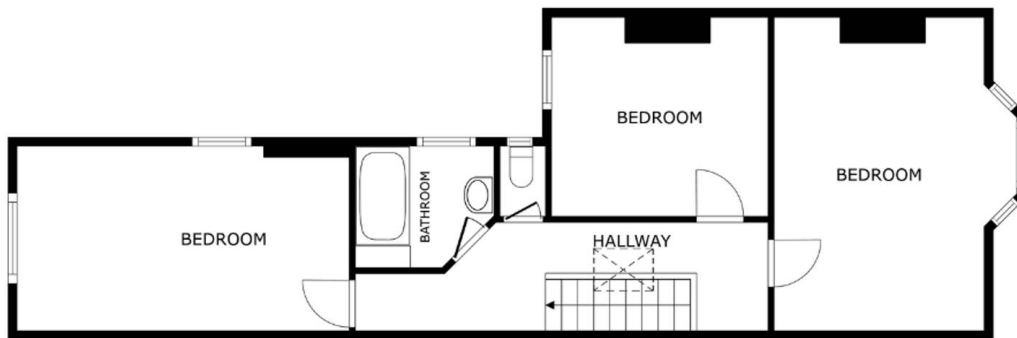
Rear Garden

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...



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