



## Clarendon Park Road, Clarendon Park

In Excess of £260,000

A mid-terrace home located in Clarendon Park with an OPEN PLAN LOUNGE DINER and EXTENDED KITCHEN. No Chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





### **Entrance Hall**

Leading to:

### **Open Plan Lounge Diner**

26' 10" x 11' 5" (8.18m x 3.48m)

With windows to the front and rear elevations, wood effect flooring, TV point, stairs to the first floor landing and a radiator.

### **Extended Kitchen**

20' 10" x 6' 1" (6.35m x 1.85m)

With a window to the side elevation, French doors to the rear garden, sink and drainer unit with a range of wall and base units with work surfaces over, tiled splashbacks, four ring electric hob, double oven, extraction hood, space for a fridge freezer and a radiator.

### **First Floor Landing**



### **Bedroom One**

12' 0" x 11' 3" (3.66m x 3.43m)

With a window to the front elevation, chimney breast, TV point and a radiator.

### **Bedroom Two**

12' 8" x 8' 1" (3.86m x 2.46m)

With a window to the rear elevation and a radiator.

### **Shower Room**

9' 10" x 5' 10" (3.00m x 1.78m)

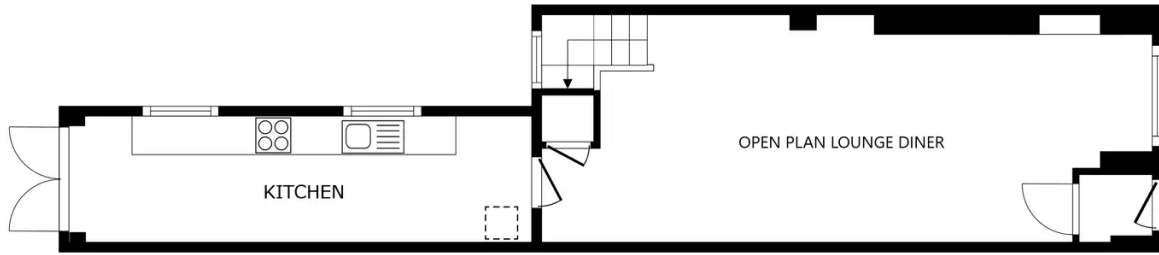
With a window to the rear elevation, a walk-in shower with shower screen and shower head over, WC, wash hand basin, laminated splashbacks, laminated cupboard and a radiator.

### **Front Garden**

Fore-garden frontage and a path leading to the front door.

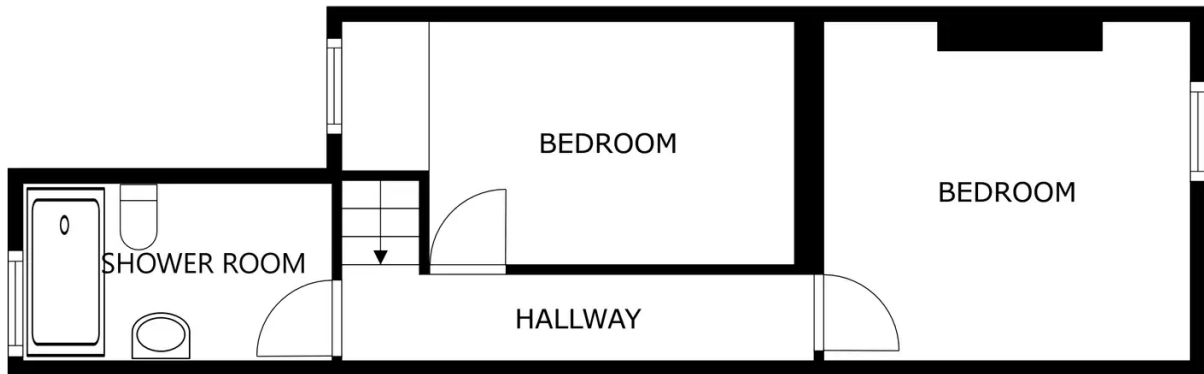
### **Rear Garden**

A low maintenance rear patio garden with well maintained borders and brick built storage area.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 48.2 m<sup>2</sup> FLOOR 2 37.6 m<sup>2</sup>  
 TOTAL : 85.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 48.2 m<sup>2</sup> FLOOR 2 37.6 m<sup>2</sup>  
 TOTAL : 85.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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