



## Lytton Road, Clarendon Park

In Excess of £290,000

Three-Storey, three-bedroom terrace home in CLARENDON PARK. Ideal investment opportunity or first-time purchase. NO CHAIN

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





### Entrance Hall

With a double glazed front door, stairs to the first floor landing and a radiator.

### Reception Room One/Ground Floor Bedroom

9' 6" x 9' 2" (2.90m x 2.80m)

With a double-glazed bay window to the front elevation, wood effect flooring, fireplace with surround and hearth, coving to the ceiling and a radiator.

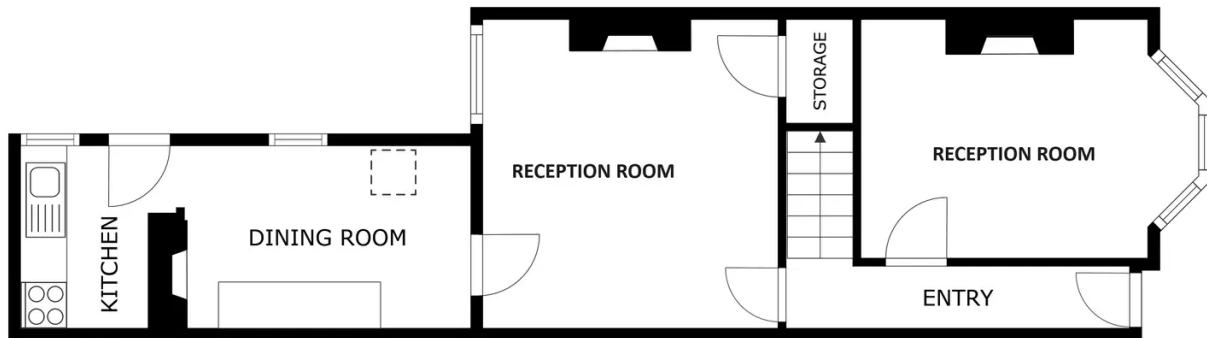
### Reception Room Two

12' 6" x 12' 0" (3.82m x 3.66m)

With a double-glazed window to the rear elevation, fireplace with surround, understairs cupboard, TV point and radiator.

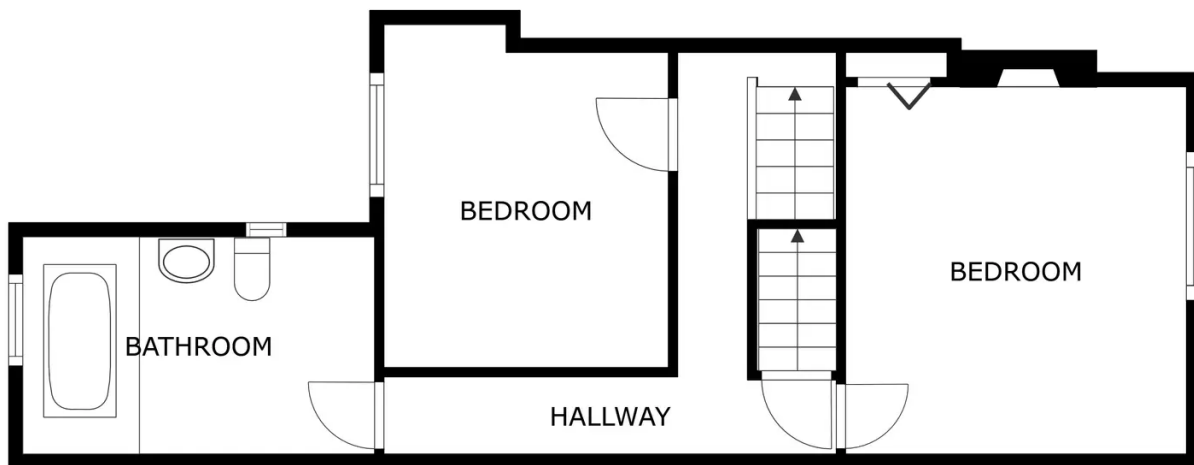


- Kitchen**  
11' 6" x 7' 5" (3.51m x 2.25m)  
With a double-glazed window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, chimney breast with wood burning stove and an opening leading to:
- Kitchen/ Utility Area**  
7' 3" x 4' 11" (2.20m x 1.50m)  
With a double-glazed window to the side elevation, double base unit with work surfaces over, sink and drainer unit, space for a free-standing gas hob, space for a washing machine, tiled splash backs and a door to the rear garden.
- First Floor Landing**
- Bedroom One**  
13' 2" x 11' 10" (4.01m x 3.60m)  
With a double-glazed window to the front elevation, wooden stained flooring, chimney breast with fireplace and surround, cupboard and a radiator.
- Bedroom Two**  
11' 4" x 9' 5" (3.45m x 2.87m)  
With a double-glazed window to the rear elevation, stained wooden flooring, chimney breast with a feature fireplace and a radiator.
- Bathroom**  
7' 2" x 6' 4" (2.18m x 1.93m)  
With two double-glazed windows to the side and rear elevation, bath, shower cubicle with shower head and screen, WC, wash hand basin, tiled walls and a radiator.
- Second Floor Landing**
- Bedroom Three**  
17' 0" x 13' 8" (5.17m x 4.17m)  
With double-glazed skylight windows to the front and rear elevations, wood effect laminate flooring, under-eaves storage and a radiator.
- Rear Garden**  
With gated side access, patio garden with outbuilding and flower borders.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 49.4 m<sup>2</sup> FLOOR 2 47.0 m<sup>2</sup> FLOOR 3 18.8 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 6.7 m<sup>2</sup>  
 TOTAL : 115.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 49.4 m<sup>2</sup> FLOOR 2 47.0 m<sup>2</sup> FLOOR 3 18.8 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 6.7 m<sup>2</sup>  
 TOTAL : 115.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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