



Avenue Road Extension, Clarendon Park

Guide Price £240,000

A STYLISHLY PRESENTED two bedroom terrace home situated within the HIGHLY SOUGHT AFTER neighbourhood of Clarendon Park. NO UPWARD CHAIN.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E





Reception Room One

11' 2" x 10' 5" (3.40m x 3.18m)

Measurement narrowing to 9'2". With double glazed window to the front elevation, exposed floor boards, built-in storage cupboard, ceiling coving, ceiling rose, radiator.

Reception Room Two

14' 10" x 10' 9" (4.52m x 3.28m)

Measurement narrowing to 11'9" & 9'3". With double glazed door to the rear elevation, built-in storage cupboard with shelving over, ceiling coving, ceiling rose, stairs to first floor, radiator.

Kitchen

10' 0" x 5' 4" (3.05m x 1.63m)

With uPVC double glazed window to the side elevation, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, part tiled walls, cupboard housing Worcester boiler.



Rear Lobby

With double glazed door to the side elevation, tiled floor, radiator.

Utility/Ground Floor WC

5' 9" x 5' 0" (1.75m x 1.52m)

With single glazed window to the side elevation, low-level WC, tiled floor, plumbing for appliance, radiator.

First Floor Landing

With radiator, loft access.

Bedroom One

11' 4" x 10' 5" (3.45m x 3.18m)

Measurements narrow to 9'3" and 9'3". With double glazed window to the front elevation, fitted wardrobes, shelving, dado rail, decorative fireplace, exposed floor boards, radiator.

Bedroom Two

11' 10" x 10' 6" (3.61m x 3.20m)

Measurement narrowing to 9'3". With double glazed window to the rear elevation, decorative fireplace, built-in storage cupboard housing hot water cylinder, exposed floor boards, ceiling coving, radiator.

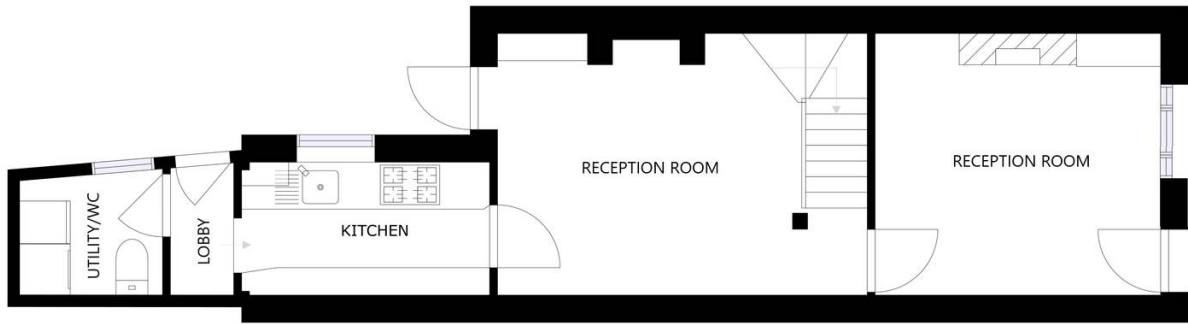
Bathroom

9' 6" x 5' 6" (2.90m x 1.68m)

Measurement narrowing to 8'9". With uPVC double glazed window to the rear elevation, bath with shower over and shower screen, low-level WC, wash hand basin, vinyl floor, part tiled walls, extractor fan, ladder style towel rail/radiator.

Rear Garden

An attractive courtyard style rear garden with paved patio area.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 39 m², FLOOR 2: 34 m²
 TOTAL: 73 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 39 m², FLOOR 2: 34 m²
 TOTAL: 73 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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