



## Clarendon Park Road, Clarendon Park

Offers Over £300,000

Ideal home or INVESTMENT OPPORTUNITY on a buy to let basis. The property offers a spacious THREE/FOUR BEDROOM period terrace home with a current let in situ until July 2025 with an approximate RENTAL FIGURE of £17,760 per annum.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





**Entrance Hall**

With ceramic tiled floor, dado rail, stairs to first floor, radiator.

**Reception Room One/Bedroom 15' 10" x 10' 2" (4.83m x 3.10m)**

With uPVC double glazed bay window to the front elevation, ceiling coving, picture rail, chimney breast with fire surround and hearth, TV point, radiator.

**Reception Room Two 13' 5" x 12' 10" (4.09m x 3.91m)**

With uPVC double glazed window to the rear elevation, ceiling coving, picture rail, chimney breast with fire surround and hearth, under stairs storage cupboard, fitted cupboard/TV unit, wood effect floor, TV point, radiator.

**Fitted Dining Kitchen 13' 10" x 8' 0" (4.22m x 2.44m)**

With two double glazed windows to the side elevation, door to the side, a range of wall and base with work surface over, stainless steel sink and drainer, inset four ring gas hob and oven with extractor hood over, space for fridge, plumbing for dishwasher, part tiled walls, tiled floor, radiator.



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 57 m<sup>2</sup>, FLOOR 2: 62 m<sup>2</sup>  
FLOOR 3: 22 m<sup>2</sup> AND TOTAL: 141 m<sup>2</sup>  
REDUCED HEADROOM BELOW 2.5M: 3 m<sup>2</sup>  
SIZES AND DIMENSIONS SHOWN TO NEAREST MILLIMETER



### Utility Lobby

With plumbing for washing machine, work surface, door leading to:

### Ground Floor WC

With uPVC double glazed window to the side elevation, low-level WC, wash hand basin, part tiled walls, radiator.

### First Floor Landing

With stairs to seconds floor.

### Bedroom One 13' 0" x 9' 8" (3.96m x 2.95m)

With uPVC double glazed window to the front elevation, chimney breast with fireplace, radiator.

### Bedroom Two 12' 0" x 10' 2" (3.66m x 3.10m)

With uPVC double glazed window to the rear elevation, chimney breast with fireplace, radiator.

### Box Room 7' 10" x 7' 10" (2.39m x 2.39m)

Providing ideal office/study area, with uPVC double glazed window to the side elevation, radiator, door leading to:

### Bathroom 7' 10" x 5' 8" (2.39m x 1.73m)

With uPVC double glazed window to the rear elevation, bath with mixer shower tap, low-level WC, wash hand basin, part tiled walls, ladder towel rail/radiator.

### Second Floor Landing

With access to:

### Bedroom Three 15' 0" x 13' 7" (4.57m x 4.14m)

A spacious loft room with double glazed skylight windows, spotlights, radiator.

### Front Garden

Front forecourt with paved pathway.

### Rear Garden

Rear courtyard garden.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 57 m<sup>2</sup>, FLOOR 2: 52 m<sup>2</sup>  
 FLOOR 3: 23 m<sup>2</sup>, TOTAL: 133 m<sup>2</sup>  
 REDUCED HEADROOM BELOW 1.5M: 3 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 57 m<sup>2</sup>, FLOOR 2: 52 m<sup>2</sup>  
 FLOOR 3: 23 m<sup>2</sup>, TOTAL: 133 m<sup>2</sup>  
 REDUCED HEADROOM BELOW 1.5M: 3 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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