



Hartopp Road, Clarendon Park

£280,000

ARTICLE 4 property with 4 student the academic year 2024-2025. A FOUR BEDROOM end terrace home providing an ideal investment opportunity with a RENTAL INCOME of £2,352 per calendar month including bills.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





Bedroom Four

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

With mock sash window to the front elevation, ceiling cornice, picture rail, meter cupboard, fireplace with tiled inset, surround and hearth, vinyl floor, radiator.

Sitting Room

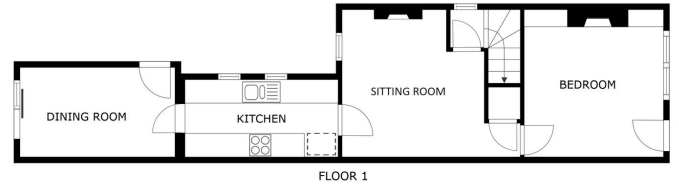
12' 3" x 12' 0" (3.73m x 3.66m)

With double glazed window to the rear elevation, stairs to first floor, fireplace with tiled inset, surround and hearth, ceiling coving, vinyl floor, TV point, radiator.

Kitchen

12' 2" x 6' 2" (3.71m x 1.88m)

With double glazed window to the side elevation, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with chimney hood over, plumbing for washing machine, inset ceiling spotlights, vinyl floor, part tiled walls.



GROSS INTERNAL AREA
FLOOR 1 48.5 m² FLOOR 2 38.2 m² FLOOR 3 25.8 m²
CYCLOPED AREA - REDUCED HEADROOM 6.1 m²
TOTAL: 118.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Dining Room

11' 5" x 6' 10" (3.48m x 2.08m)

With double glazed door to the side elevation, patio doors to the rear elevation, vinyl floor, radiator.

First Floor Landing

With radiator.

Bedroom One

12' 1" x 11' 3" (3.68m x 3.43m)

With double glazed window to the front elevation, built-in wardrobe, built-in cupboard, radiator.

Bedroom Two

9' 5" x 9' 0" (2.87m x 2.74m)

With double glazed window to the rear elevation, radiator.

Bathroom

With double glazed window to the rear elevation, bath, separate shower cubicle with electric shower, low-level WC, wash hand basin, cupboard housing boiler, vinyl floor, part tiled walls, radiator.

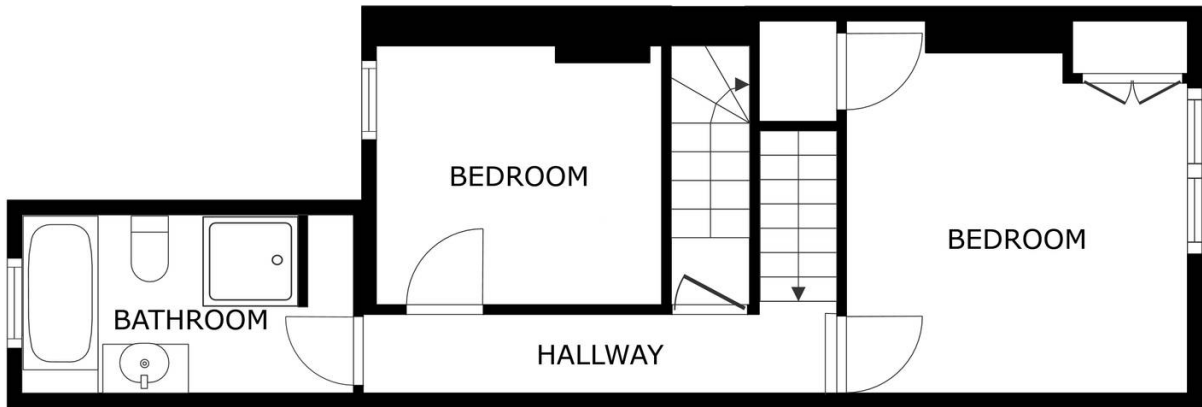
Loft Conversion Providing Bedroom Three

24' 6" x 11' 5" (7.47m x 3.48m)

Measurement is floor space. With double glazed skylight window to the rear elevation, wall heater.

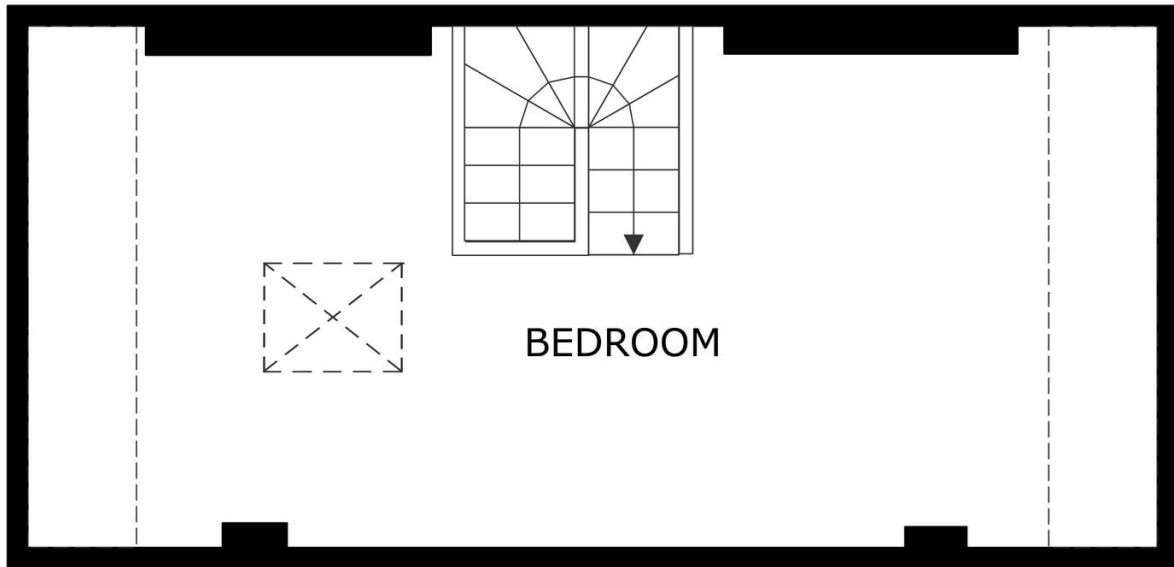
Rear Garden

Paved rear garden with raised flowerbed and walled perimeter, gate to side access.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 48.5 m² FLOOR 2 38.2 m² FLOOR 3 25.8 m²
 EXCLUDED AREAS : REDUCED HEADROOM 6.1 m²
 TOTAL : 112.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 48.5 m² FLOOR 2 38.2 m² FLOOR 3 25.8 m²
 EXCLUDED AREAS : REDUCED HEADROOM 6.1 m²
 TOTAL : 112.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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