



## Bulwer Road, Clarendon Park

£230,000

This CHARMING period mid-terrace property retains much of its ORIGINAL CHARACTER, showcasing features such as fireplaces, original doors, and quarry-tiled flooring. Offered with NO UPWARD CHAIN, it presents the potential for a rear kitchen extension, subject to the necessary building regulations.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





### Reception Room One

11' 5" x 11' 5" (3.48m x 3.48m)

With sash window to the front elevation, ceiling coving, picture rail, meter cupboard, radiator.

### Reception Room Two

11' 5" x 11' 5" (3.48m x 3.48m)

With sash window to the rear elevation, stairs to first floor with under stairs storage cupboard, picture rail, fireplace, quarry tiled floor, radiator.

### Kitchen

9' 5" x 6' 3" (2.87m x 1.91m)

With sash window to the side elevation, stainless steel sink and drainer unit, a range of wall and base units with work surface over, electric cooker point, wall mounted boiler, door to rear garden, tiled floor, radiator.



### **First Floor Landing**

With loft access, radiator.

### **Bedroom One**

13' 0" x 11' 5" (3.96m x 3.48m)

With sash window to the front elevation, two built-in wardrobes, fireplace, wooden floor, radiator.

### **Bedroom Two**

11' 7" x 11' 10" (3.53m x 3.61m)

With sash window to the rear elevation, fireplace. built-in cupboard, picture rail, wooden floor, radiator.

### **Bathroom**

9' 7" x 6' 2" (2.92m x 1.88m)

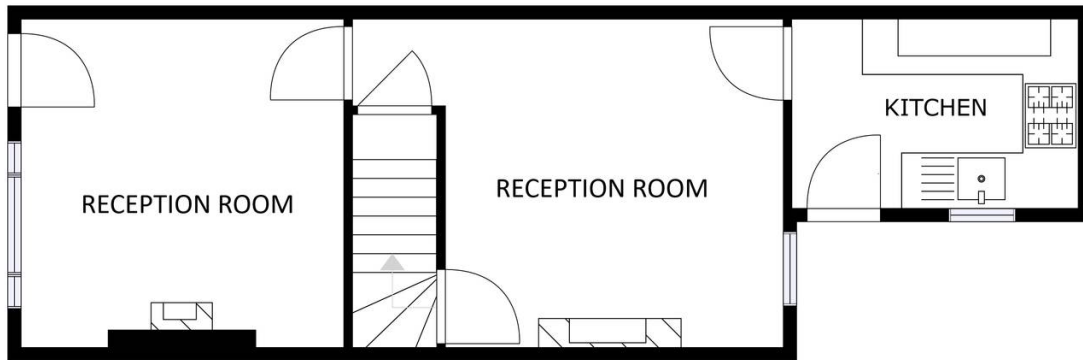
With sash window to the rear elevation, bath with mixer tap shower attachment, wash hand basin, low-level WC, inset ceiling spotlights, airing cupboard, lino floor, radiator.

### **Rear Garden**

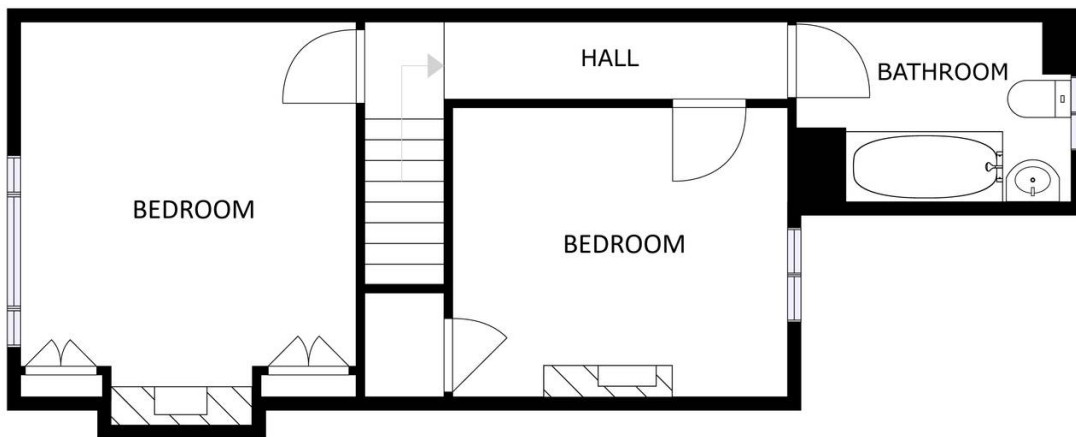
With paved patio area, lawn, fenced and walled perimeter, outside store, plumbing for washing machine, outside tap, outside lighting, gate to side access.

### **Parking**

On street permit parking.



FLOOR 1



FLOOR 2



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