



## Oxford Road, Clarendon Park

£275,000

Available with NO UPWARD CHAIN is this attractive bay fronted cottage style terrace property providing accommodation over three floors a kitchen with French doors to rear garden and THREE BEDROOMS.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



Knightsbridge  
Estate Agents

0116 274 5544







### Reception Room One

13' 3" x 11' 3" (4.04m x 3.43m)

With bay window to the front elevation, ceiling coving, ceiling rose, stairs to first floor, glass fronted storage cupboards, wooden floor, fireplace, radiator.

### Reception Room Two

11' 4" x 11' 3" (3.45m x 3.43m)

With double glazed window to the rear elevation, under stairs storage cupboard, ceiling coving, feature log burner, further storage cupboard and shelving, wooden floor, radiator.

### Kitchen

14' 0" x 6' 0" (4.27m x 1.83m)

With double glazed window to the side elevation, French doors to the rear elevation, skylight window to the rear elevation, ceramic sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with filter hood over, space for washing machine, wooden floor, radiator.



FLOOR 3

## First Floor Landing

With access to the following rooms:

### Bedroom One

12' 10" x 11' 5" (3.91m x 3.48m)

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

### Bedroom Two

11' 4" x 9' 9" (3.45m x 2.97m)

With double glazed window to the rear elevation, decorative fireplace, radiator.

### Bathroom

7' 9" x 5' 9" (2.36m x 1.75m)

With double glazed window to the rear elevation, bath with overhead rain forest shower, wash hand basin, low-level WC, part tiled walls, tiled floor, cupboard housing boiler, heated towel rail.

## Second Floor Landing

With storage cupboard.

### Bedroom Three

12' 9" x 8' 9" (3.89m x 2.67m)

Measurement also 18'8" narrowing to 11'6". With double glazed windows to the front and rear elevations, split-level floor, laminate floor, storage cupboards, eaves storage, radiator.

## Rear Garden

A block paved courtyard style rear garden with gate to side access.





FLOOR 1



FLOOR 2



**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.