

Lorne Road, Clarendon Park

£290,000

An attractive BAY FRONTED terrace property retaining various PERIOD FEATURES. Currently let as a four bedroom STUDENT PROPERTY until Summer 2025, however this would also make an ideal family home.

Council Tax band: B

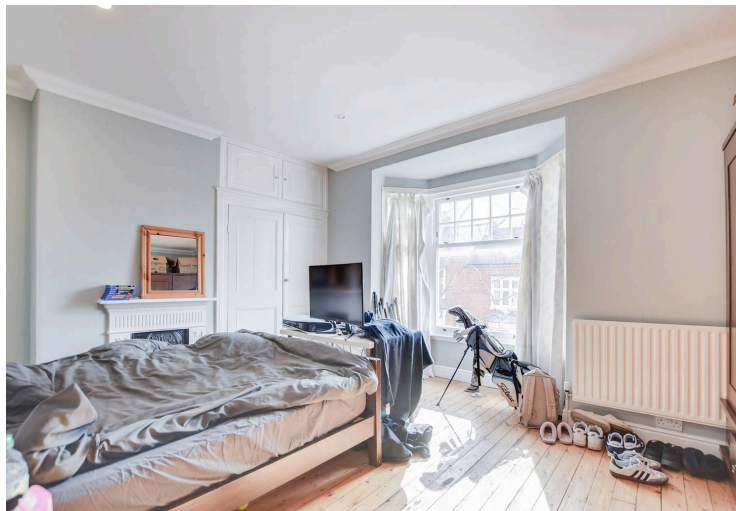
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With stairs to first floor, laminate floor, radiator.

Reception Room One

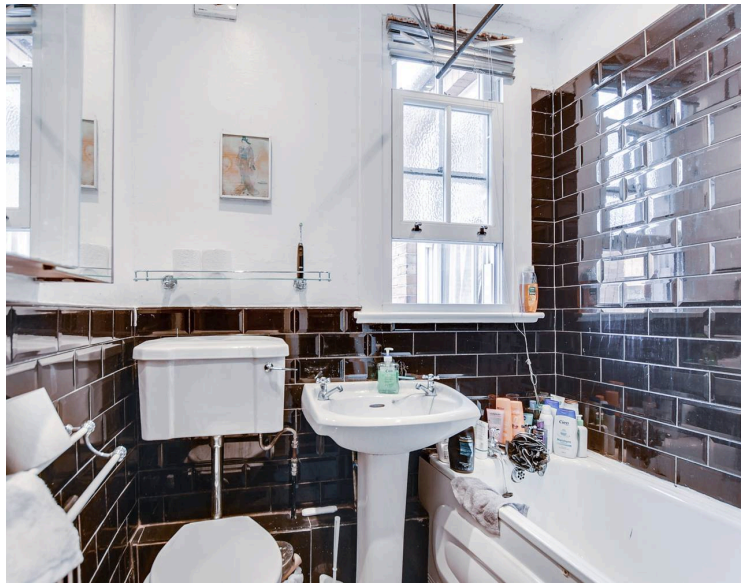
16' 3" x 10' 6" (4.95m x 3.20m)

With double glazed bay window to the front elevation, ceiling cornice, picture rail, feature fireplace with fire surround, meter cupboard, wooden floor, radiator.

Reception Room Two

12' 1" x 11' 0" (3.68m x 3.35m)

(Currently being used as a forth bedroom). With double glazed window to the rear elevation, feature period style fireplace with fire surround, wooden floor, radiator.



Kitchen

14' 4" x 8' 0" (4.37m x 2.44m)

With two double glazed windows to the side elevation, sink and drainer unit, a range of wall and base units with work surface over, built-in oven and electric hob with filter hood over, plumbing for washing machine, breakfast bar, part tiled walls, radiator.

First Floor Galleried Landing

With loft access.

Bedroom One

15' 6" x 13' 6" (4.72m x 4.11m)

Measurements into recess and bay window. With double glazed bay window to the front elevation, period style fireplace with fire surround, wooden floor, radiator.

Bedroom Two

12' 8" x 9' 7" (3.86m x 2.92m)

With double glazed window to the rear elevation, period style fireplace with surround, wooden floor, radiator.

Bedroom Three

11' 5" x 8' 0" (3.48m x 2.44m)

With double glazed window to the rear elevation, radiator.

Bathroom

6' 0" x 5' 0" (1.83m x 1.52m)

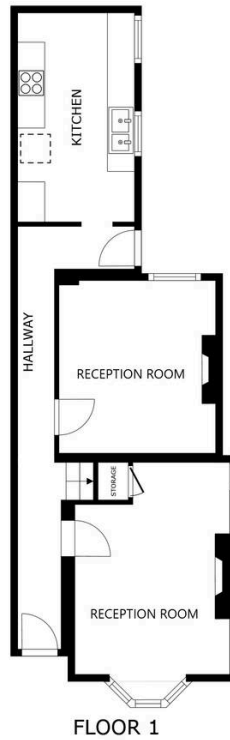
With double glazed window to the side elevation, bath with electric shower over, pedestal wash hand basin, low-level WC, extractor fan, part tiled walls, radiator.

Rear Garden

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

Front Garden

A paved front forecourt with hedged perimeter.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.