

Adderley Road, Clarendon Park

£300,000

Beautifully presented home in the heart of CLARENDON PARK with spacious rooms, THREE bedrooms, TWO receptions, kitchen, utility, downstairs WC, and courtyard garden. Contact the Clarendon Park office.

Council Tax band: B

Tenure: Freehold

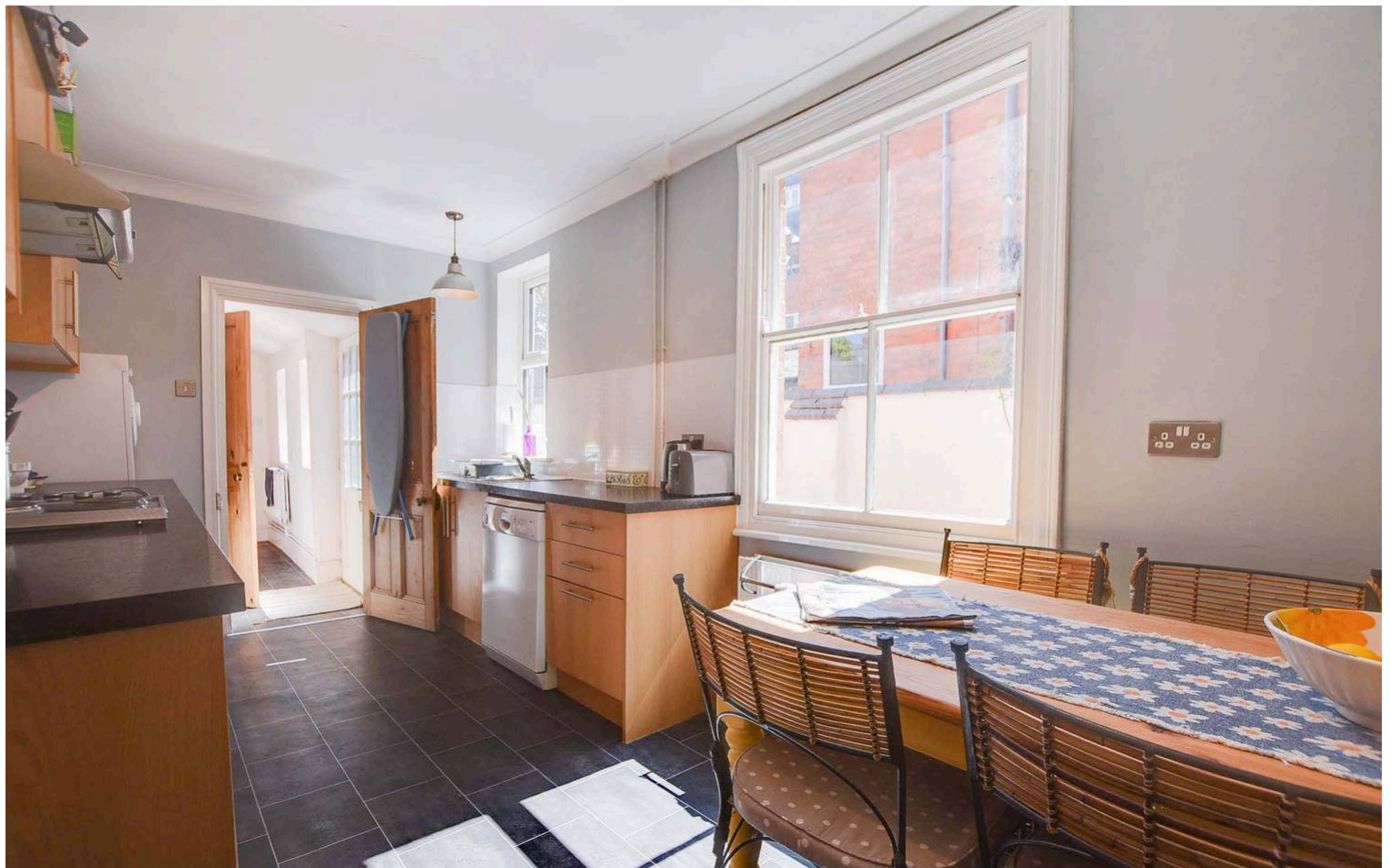
EPC Energy Efficiency Rating: E



Knightsbridge
Estate Agents

0116 274 5544





Entrance Hall

With a double-glazed window to the front elevation above the front door, original tiled flooring, a meter cupboard and a radiator.

Living Room 12' 10" x 11' 11" (3.91m x 3.63m)

With a single-glazed French doors to the rear garden, carpeting, wooden internal folding doors, original fire place and a radiator.

Dining Room 11' 11" x 9' 9" (3.63m x 2.97m)

With a single-glazed bay window to the front elevation, original fireplace, carpeting and a radiator.

Hallway

With a single-glazed window to the side elevation, stairs to the first floor landing, understairs storage (housing the boiler) and a radiator.

Kitchen 15' 3" x 7' 11" (4.65m x 2.41m)

With a single-glazed window to the side elevation, a double-glazed window to the side elevation, vinyl flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, tiled splashbacks, oven, hob, extractor fan, space for a fridge, space for a dishwasher and a radiator.



Utility Space 11' 7" x 4' 11" (3.53m x 1.50m)

With two single-glazed windows to the side elevation, a door to the rear garden, vinyl flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, partly tiled walls and space for two appliances.

Downstairs WC 5' 6" x 2' 6" (1.68m x 0.76m)

With vinyl flooring, WC, wash hand basin and a radiator.

Storage Room 9' 1" x 4' 5" (2.77m x 1.35m)

With a single-glazed window to the side elevation, vinyl flooring and a radiator.

First Floor Landing

With carpeting.

Bedroom One 14' 5" x 11' 11" (4.39m x 3.63m)

With a single-glazed window to the front elevation, carpeting, original fireplace and a radiator.

Bedroom Two 12' 0" x 11' 5" (3.66m x 3.48m)

With a single-glazed window to the rear elevation, carpeting, original fireplace, fitted storage cupboard and a radiator.

Bedroom Three 8' 11" x 8' 0" (2.72m x 2.44m)

With a double-glazed window to the rear elevation, carpeting and a radiator.

Bathroom 6' 1" x 5' 1" (1.85m x 1.55m)

With a double-glazed window to the side elevation, carpeting, WC, wash hand basin, bath and a wall-mounted radiator.

Front Garden

With a patio walkway leading to the front door.

Rear Garden

A mainly slabbed patio garden with a storage shed.

Permit Parking

The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



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...



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