



Leopold Road, Clarendon Park

£245,000

A period TERRACE HOUSE on Leopold Road, Clarendon Park, with THREE bedrooms, living room, dining room, kitchen, family bathroom, LINED LOFT SPACE and mature rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Living Room

16' 2" x 11' 6" (4.94m x 3.50m)

With a double-glazed window to the front elevation, double-glazed door to the front elevation, polished wooden flooring, chimney breast, coving to the ceiling, meter cupboard, TV point, stairs to the first floor landing, radiator.

Dining Room

13' 0" x 11' 6" (3.97m x 3.51m)

With a double-glazed window to the rear elevation, coving to the ceiling, a fire surround with a hearth, radiator.

Kitchen

15' 7" x 6' 1" (4.76m x 1.86m)

With double-glazed windows to the side and rear elevations, door providing access to the rear garden, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, space for a free-standing oven and hob, space for a washing machine, space for a tumble dryer, space for a slim-line dishwasher, space for a free-standing fridge-freezer, wall-mounted boiler, radiator.



First Floor Landing

With a built-in cupboard, ladder access to the lined loft area.

Bedroom One

12' 7" x 8' 2" (3.83m x 2.48m)

With a double-glazed window to the front elevation, built-in wardrobes, a chimney breast, coving to the ceiling, TV point, radiator.

Bedroom Two

9' 1" x 8' 5" (2.78m x 2.57m)

With a double-glazed window to the rear elevation, a chimney breast, coving to the ceiling, radiator.

Bedroom Three

9' 1" x 6' 2" (2.78m x 1.87m)

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

Bathroom

6' 11" x 5' 1" (2.11m x 1.56m)

With ceiling spotlights, a bath with a shower over, WC, wash hand basin, tiled splashbacks, radiator.

Lined Loft Area

13' 5" x 9' 11" (4.08m x 3.02m)

With a double-glazed skylight-style window, wall-mounted electric heater, under-eaves storage, accessed via a loft ladder.

Rear Garden

With a patio seating area, lawn, mature plant and shrub borders, fenced perimeter.

Permit Parking Zones

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.



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