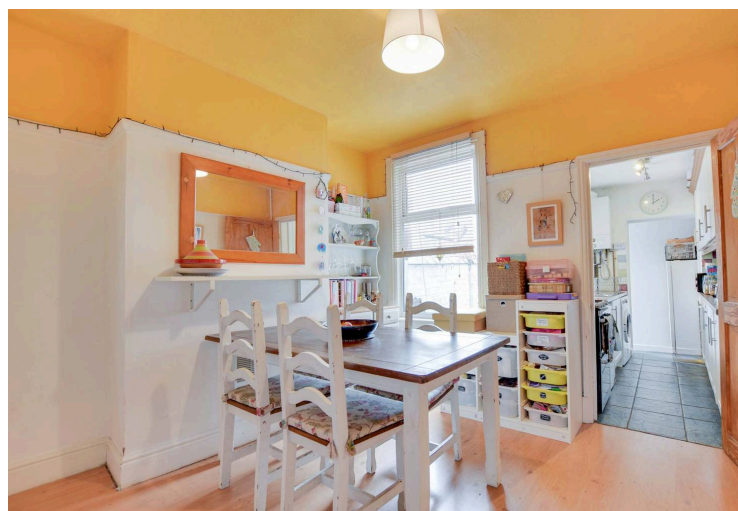




Montague Road, Clarendon Park

£250,000

This terrace property retains PERIOD FEATURES with MODERN TOUCHES, including a modern shower room and a loft conversion/third bedroom. There is potential for development, subject to the permissions.

Council Tax band: A

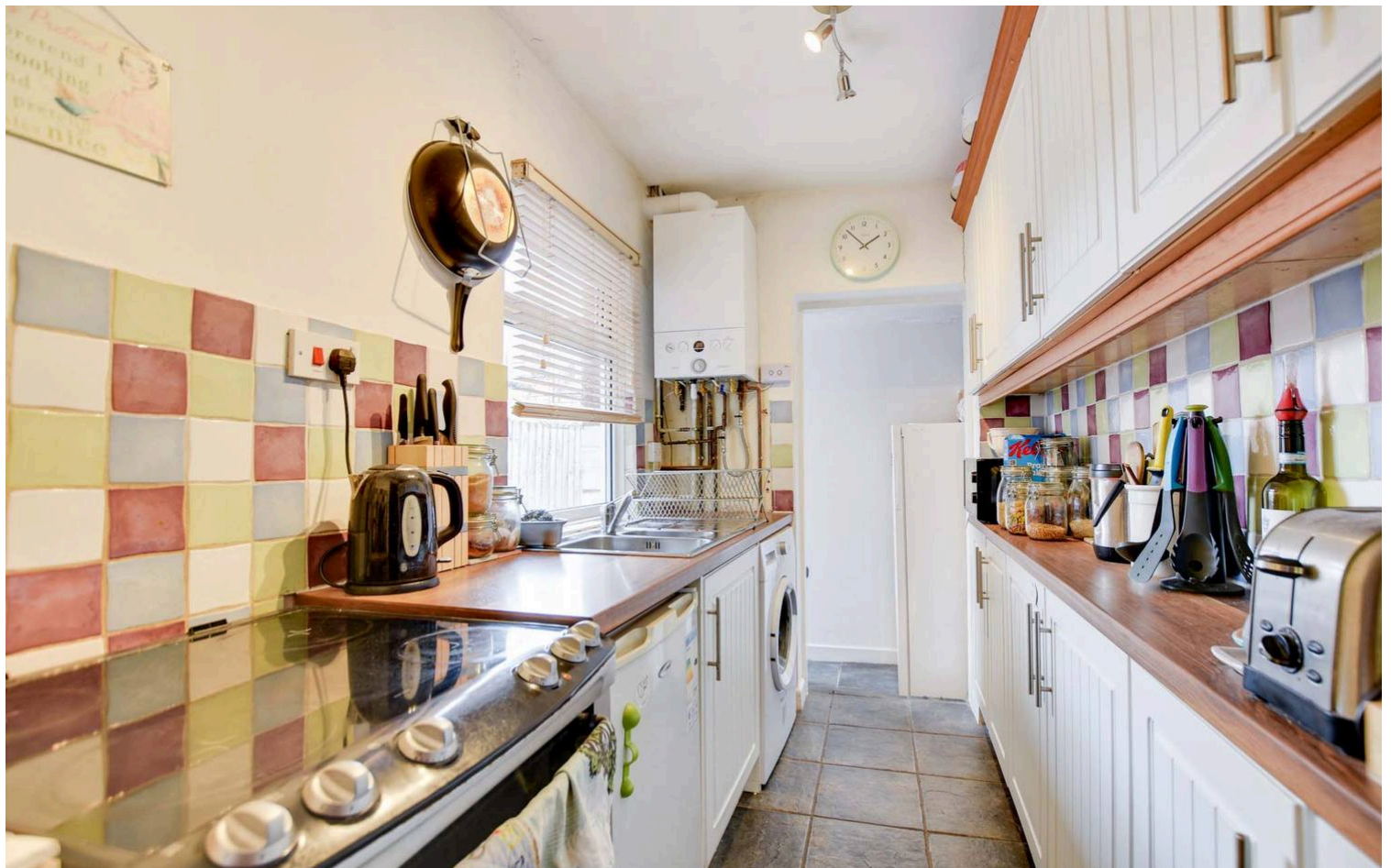
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Reception Room One

11' 0" x 10' 6" (3.35m x 3.19m)

With double glazed window to the front elevation, ceiling cornice, ceiling coving, original style fireplace with tiled inset, hearth and fire surround, meter cupboard, radiator.

Reception Room Two

With double glazed window to the rear elevation, stairs to first floor, under stairs storage cupboard, picture rail, laminate floor, radiator.

Kitchen

8' 6" x 5' 5" (2.59m x 1.65m)

With double glazed window to the side elevation, one and a half bowl stainless steel sink and drainer unit, a range of wall and base units with work surface over, wall mounted boiler, electric cooker point, plumbing for washing machine, part tiled walls, tiled floor.



Lobby

6' 0" x 2' 6" (1.83m x 0.76m)

With double glazed door to the side elevation, tiled floor.

First Floor Landing

With access to the following rooms:

Bedroom One

11' 0" x 10' 7" (3.35m x 3.22m)

With double glazed window to the front elevation, storage cupboard, radiator.

Bedroom Two

8' 0" x 7' 8" (2.44m x 2.34m)

With double glazed window to the rear elevation, under stairs storage area, radiator.

Shower Room

8' 6" x 5' 6" (2.59m x 1.68m)

With double glazed window to the rear elevation, walk-in tiled shower cubicle, wash hand basin, low-level WC, extractor fan, inset ceiling spotlights, tiled floor, heated ladder towel rail/radiator.

Loft Conversion Providing Bedroom Three

20' 0" x 9' 5" (6.09m x 2.86m)

Measurement into eaves. With double glazed skylight windows to the front and rear elevations, built-in eaves storage, radiator.

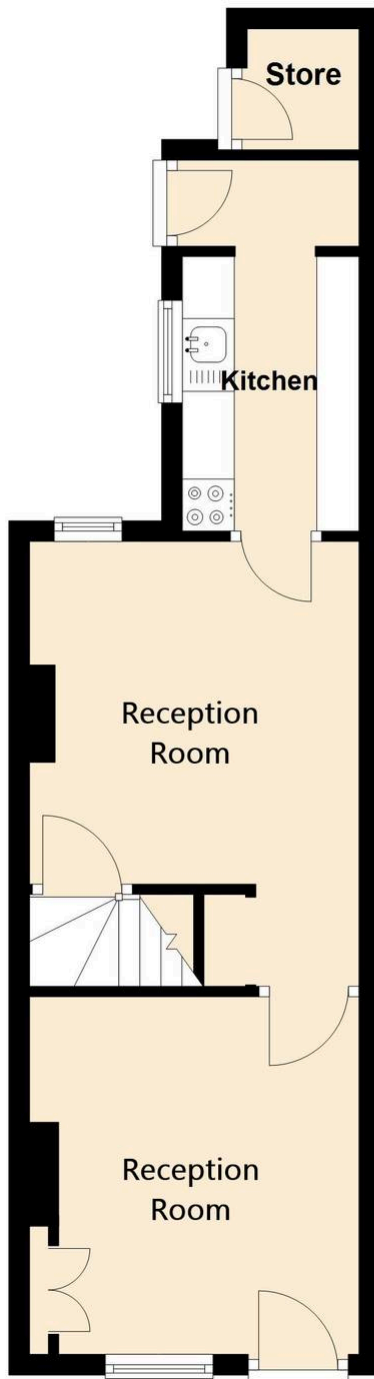
Rear Garden

With paved patio area, lawn, shrubs, fenced and walled perimeter, gate to side access.

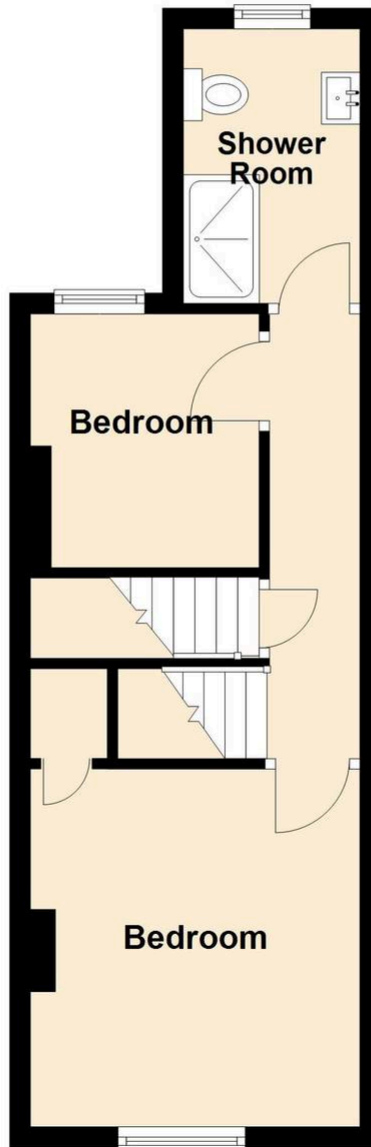
Permit Parking Zones

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.

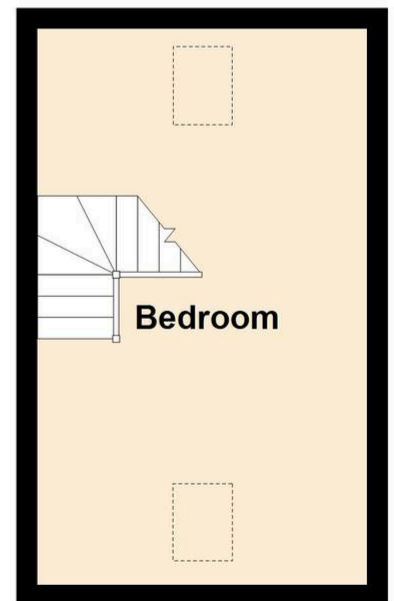
Ground Floor



First Floor



Second Floor



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & valuers (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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.