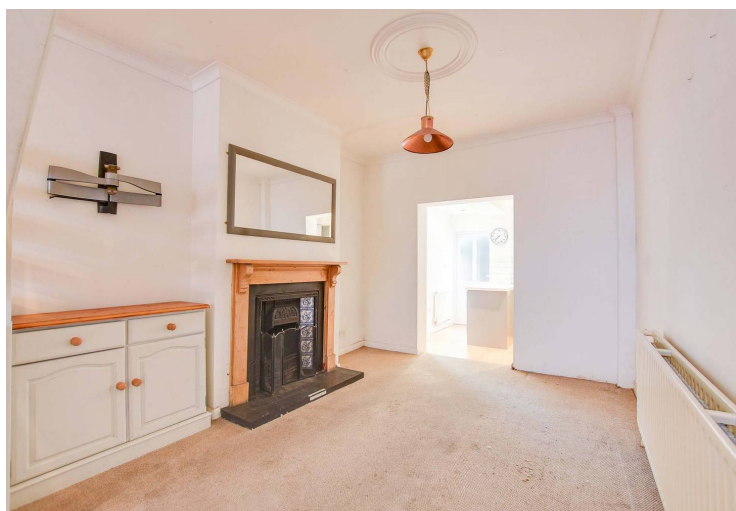
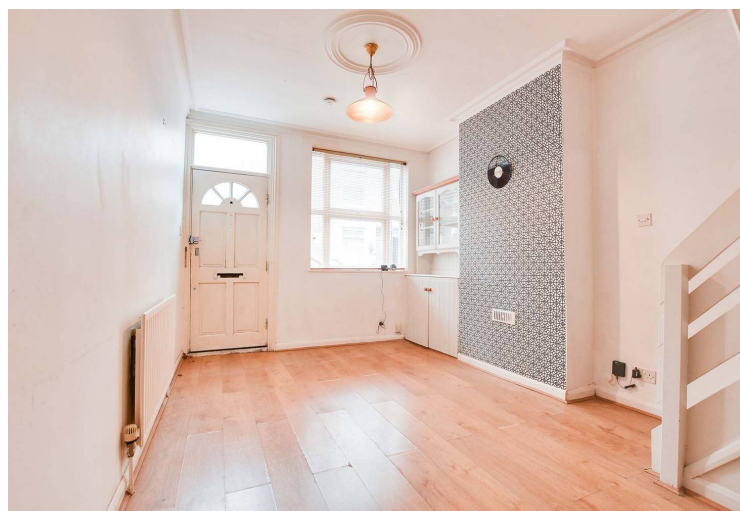




Avenue Road Extension, Clarendon Park

£250,000

A well-maintained mid-terrace home in Clarendon Park, offered with NO UPWARD CHAIN, featuring a modern kitchen, boarded loft room and a charming south-facing rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

0116 274 5544





Split Level Through Lounge Dining Room

27' 8" x 10' 3" (8.43m x 3.13m)

With double-glazed windows to the front and rear elevations, stairs to the first floor landing, meter cupboard with display cabinets over, part-laminate flooring, part-carpet flooring, understairs storage, period style fireplace with tiled insert, two radiators.

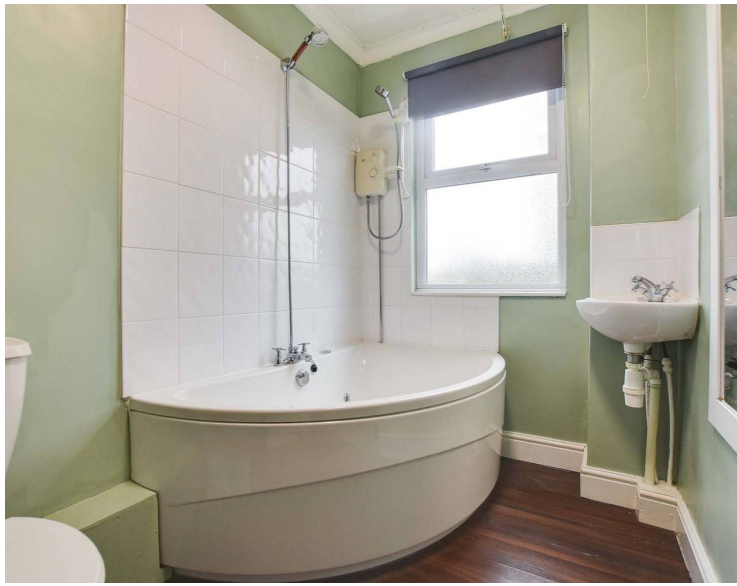
Kitchen

9' 4" x 8' 6" (2.84m x 2.59m)

With a double-glazed window to the side elevation, a double-glazed door and window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, fridge with freezer compartment, oven, gas hob, stainless steel chimney hood, stainless steel splashback, laminate flooring, radiator.

First Floor Landing

With stairs to the loft room.



Bedroom One

12' 0" x 11' 8" (3.67m x 3.56m)

With a double-glazed window to the front elevation, built-in shelving, radiator.

Bedroom Two

8' 10" x 8' 6" (2.70m x 2.58m)

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

Bathroom

9' 0" x 5' 5" (2.75m x 1.66m)

With a double-glazed window to the rear elevation, a corner bath with mixer tap shower attachment over, WC, wash hand basin, wall-mounted boiler, heated towel rail.

Loft Room

17' 3" x 10' 6" (5.25m x 3.21m)

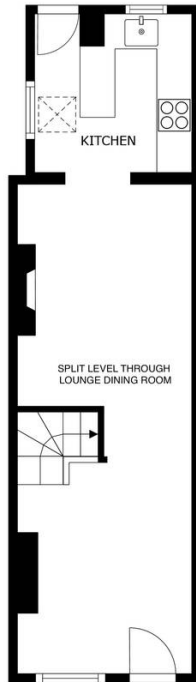
With a skylight window to the rear elevation, radiator.

Rear Garden

With a patio seating area, lawn, three outside stores, shrubs, hedging, side access (with a right of way across the rear garden) and a fenced perimeter.

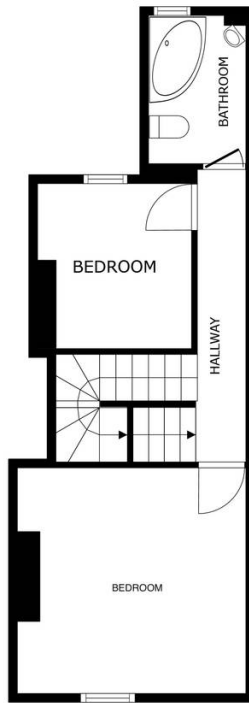
Permit Parking Zones

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.



We'll keep you moving...



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