



## Oxford Road, Clarendon Park

£200,000 Freehold

Charming 2 bed Terraced House with gas heating, double glazing, 2 reception rooms, kitchen, shower room, office space, and courtyard garden. Tenanted until 2026. Ideal investment opportunity.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 271 3333







### **Reception Room One**

11' 1" x 10' 2" (3.38m x 3.11m)

with a double glazed window to front elevation, meter cupboard, dado rail, radiator.

### **Reception Room Two**

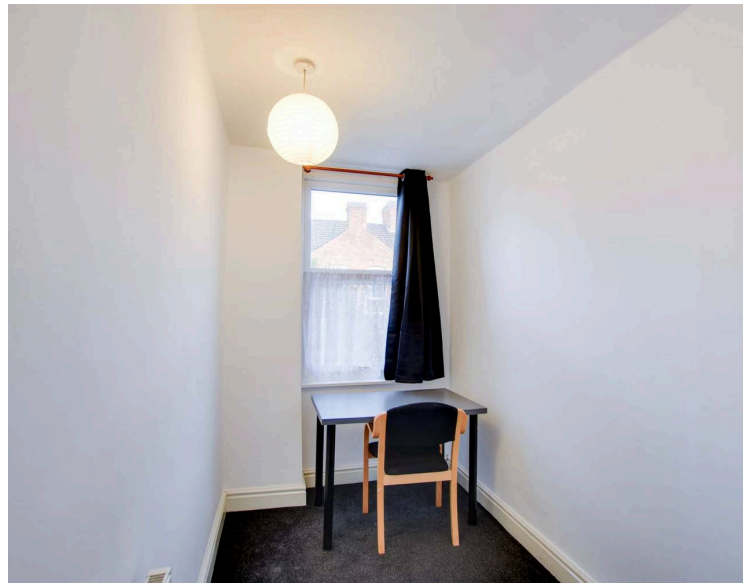
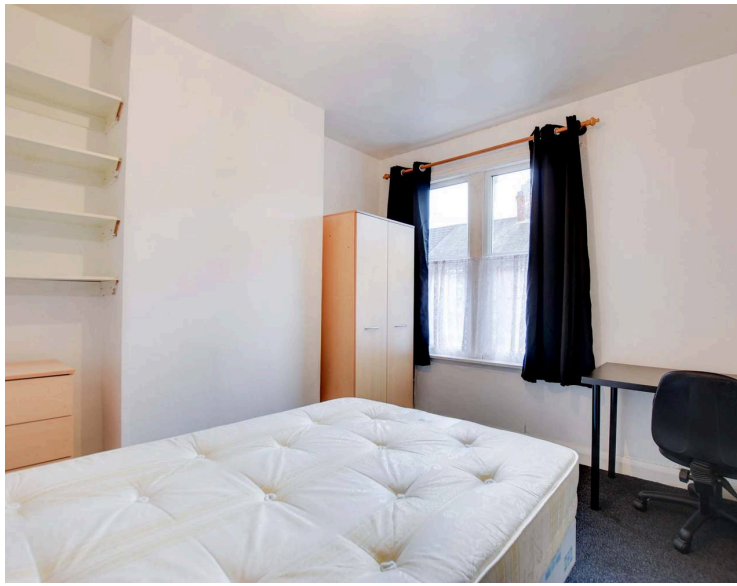
11' 1" x 10' 2" (3.39m x 3.09m)

with a double glazed window to rear elevation, stairs to first floor with under-stairs storage cupboard, radiator.

### **Kitchen**

13' 4" x 5' 5" (4.06m x 1.66m)

with a double glazed window to side elevation. Stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with stainless steel chimney hood over, plumbing for washing machine, laminate floor.

**Lobby**

with double glazed door to side elevation, radiator.

**Ground Floor Shower Room**

6' 6" x 5' 7" (1.99m x 1.70m)

with a double glazed window to side elevation. Tiled shower cubicle with electric shower, low-level WC, pedestal wash hand basin.

**First Floor Landing****Bedroom One**

11' 2" x 10' 2" (3.41m x 3.10m)

with a double glazed window to front elevation, radiator.

**Office / Study**

9' 1" x 5' 5" (2.76m x 1.64m)

with a double glazed window to rear elevation, radiator.

**Bedroom Two**

11' 2" x 10' 2" (3.40m x 3.10m)

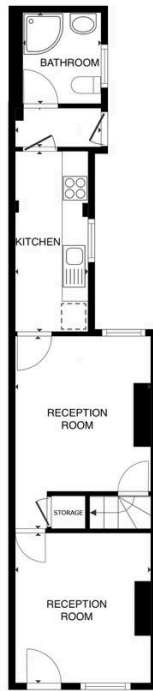
with a double glazed window to rear elevation, built-in wardrobe, radiator, access to office/study

**Garden**

Rear courtyard garden

**Parking**

On street parking located in a parking permit controlled area,



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 38.2 m<sup>2</sup> FLOOR 2 33.1 m<sup>2</sup>  
TOTAL : 71.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 38.2 m<sup>2</sup> FLOOR 2 33.1 m<sup>2</sup>  
TOTAL : 71.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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