



Hartopp Road, Clarendon Park

£300,000

A THREE BEDROOM three storey terrace home situated in Clarendon Park, providing your next IDEAL PURCHASE. Featuring three reception rooms, a fitted kitchen and rear courtyard garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 274 5544





Reception Room One 11' 5" x 11' 2" (3.47m x 3.41m)

With double glazed window to the front elevation, meter cupboard, storage cupboard, gas fire, laminate floor, radiator.

Inner Lobby

With stairs to first floor.

Reception Room Two 12' 1" x 11' 4" (3.69m x 3.46m)

With double glazed French doors to the rear elevation, fire surround and hearth, storage cupboard, laminate floor.

Kitchen 11' 11" x 5' 10" (3.64m x 1.78m)

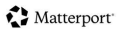
With double glazed window to the side elevation, tiled floor, part tiled walls, wall and base units with work surface over, cooker point, extractor fan, plumbing for washing machine, one and a half bowl sink and drainer unit, radiator.

Reception Room Three 10' 7" x 5' 11" (3.23m x 1.81m)

With double glazed French doors to the rear elevation, double glazed window to the side elevation, tiled floor, radiator.



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



First Floor Landing

With carpet floor, stairs to second floor.

Bedroom One 11' 10" x 8' 3" (3.61m x 2.52m)

With double glazed window to the front elevation, carpet floor, fireplace and surround, radiator.

Bedroom Two 12' 0" x 9' 11" (3.67m x 3.01m)

With double glazed window to the rear elevation, storage cupboard, carpet floor, radiator.

Bathroom 11' 1" x 5' 10" (3.39m x 1.77m)

With double glazed window to the rear elevation, tiled floor, part tiled walls, storage cupboard, bath, low-level WC, wash hand basin, radiator.

Second Floor

With access to bedroom three.

Bedroom Three 12' 11" x 12' 11" (3.93m x 3.93m)

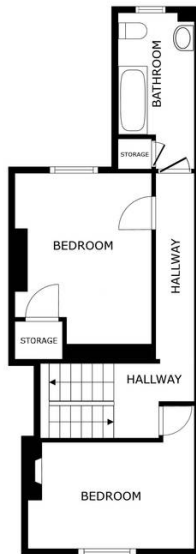
Part restricted headroom. With double glazed skylight window to the rear elevation, carpet floor, radiator.

Rear Garden

This south facing rear garden has shared gated access to the front of the property, paved patio seating area, walled 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 2

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FLOOR 3

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We'll keep you moving...



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