



2 Clara Street, Preston, PR1 4BN

Price: £115,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	74	
(55-68)	D		

- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- Convenient location
- Attractive 4-piece bathroom
- Located close to local amenities
- Schools nearby

2 Clara Street, Preston

FULL DESCRIPTION

This highly recommended two bedroom mid terrace house has been recently modernized and offers ready to move into living accommodation with NO CHAIN! The home is warmed by gas central heating and double glazing with a ground floor bathroom and two double bedrooms. The home offers easy transport links and is close to Brockholes Nature Reserve. Be quick to view.

ENTRANCE VESTIBULE

Double glazed door.

LOUNGE/DINING ROOM

Double glazed window. Central heating radiator. Laminate floor.

KITCHEN/BREAKFAST ROOM

Fitted wall and base units. Built in breakfast bar. Central heating radiator. Stainless steel sink unit and mixer tap. Part tiled. Double glazed window.

REAR HALL

Double glazed door.

GROUND FLOOR BATHROOM

Bath. WC. Pedestal hand basin. Shower cubicle. Part tiled. Double glazed window. Part clad.

STAIRS AND LANDING

BEDROOM

Double glazed window. Central heating radiator.

BEDROOM

Double glazed window. Central heating radiator.

GARDENS

Flagged to rear.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their



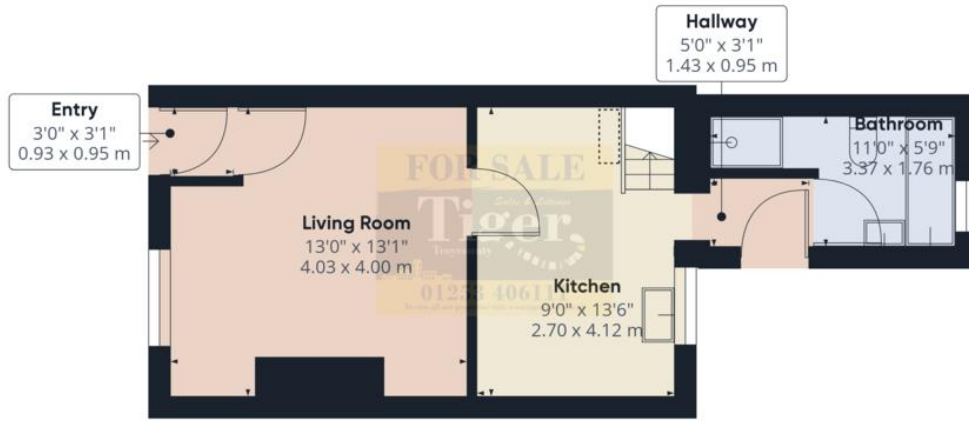
2 Clara Street, Preston

accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

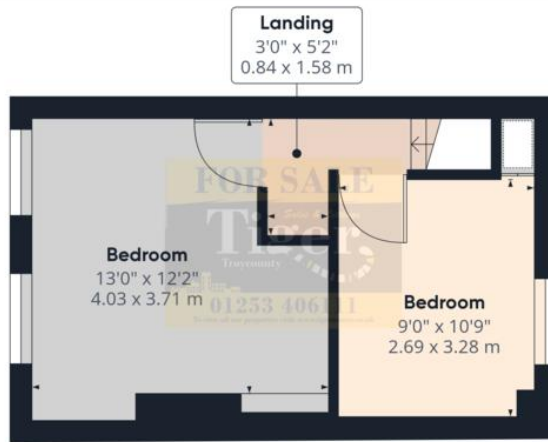
26/07/2024



2 Clara Street, Preston



Ground Floor



Floor 1

Approximate total area⁽¹⁾

626.35 ft²
58.19 m²

Reduced headroom

1.94 ft²
0.18 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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