



R&B
ESTATE AGENTS

52, Clarence
Street, Lancaster, LA1 3BB

52, Clarence Street, , Lancaster

The property at a glance **3** **1** **2**

- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Family Bathroom
- Enclosed Rear Yard
- On Street Parking
- Freehold
- Council Tax Band: A
- EPC Rating: TBC

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01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£148,000

Get to know the property



Welcome to Clarence Street, Lancaster - a charming location for this beautiful end terrace house. This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, making it an ideal choice for a first-time homeowner or a small family looking for their perfect abode.

Situated in the heart of Lancaster, this house is conveniently close to local shops and amenities, ensuring that everything you need is just a stone's throw away. The large windows in this property flood the rooms with natural light, creating a warm and inviting atmosphere throughout.

One of the standout features of this house is the two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. Whether you're hosting a dinner party or enjoying a quiet evening in, these versatile spaces offer endless possibilities for you to make this house your home.

Don't miss out on the opportunity to own this delightful property in a sought-after location. Contact us today to arrange a viewing and take the first step towards making Clarence Street your new home.

Ground Floor

Vestibule

3'2 x 2'8

UPVC double glazed frosted door and hardwood door to reception room.

Reception Room One

13'8 x 10'8

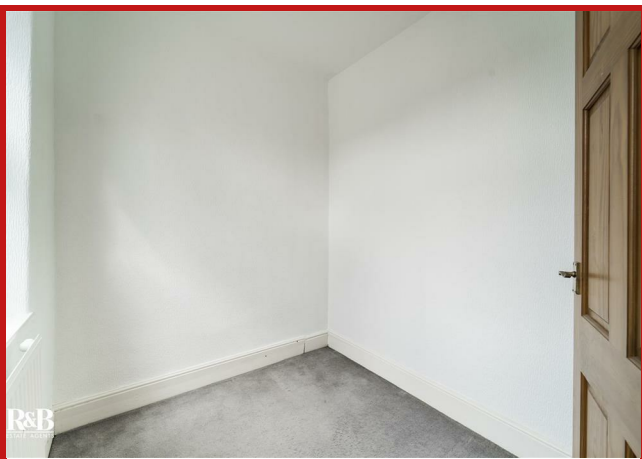
UPVC double glazed window, central heating radiator, TV point and door to inner hall.

Inner Hall

Stairs to first floor and door to reception room two.



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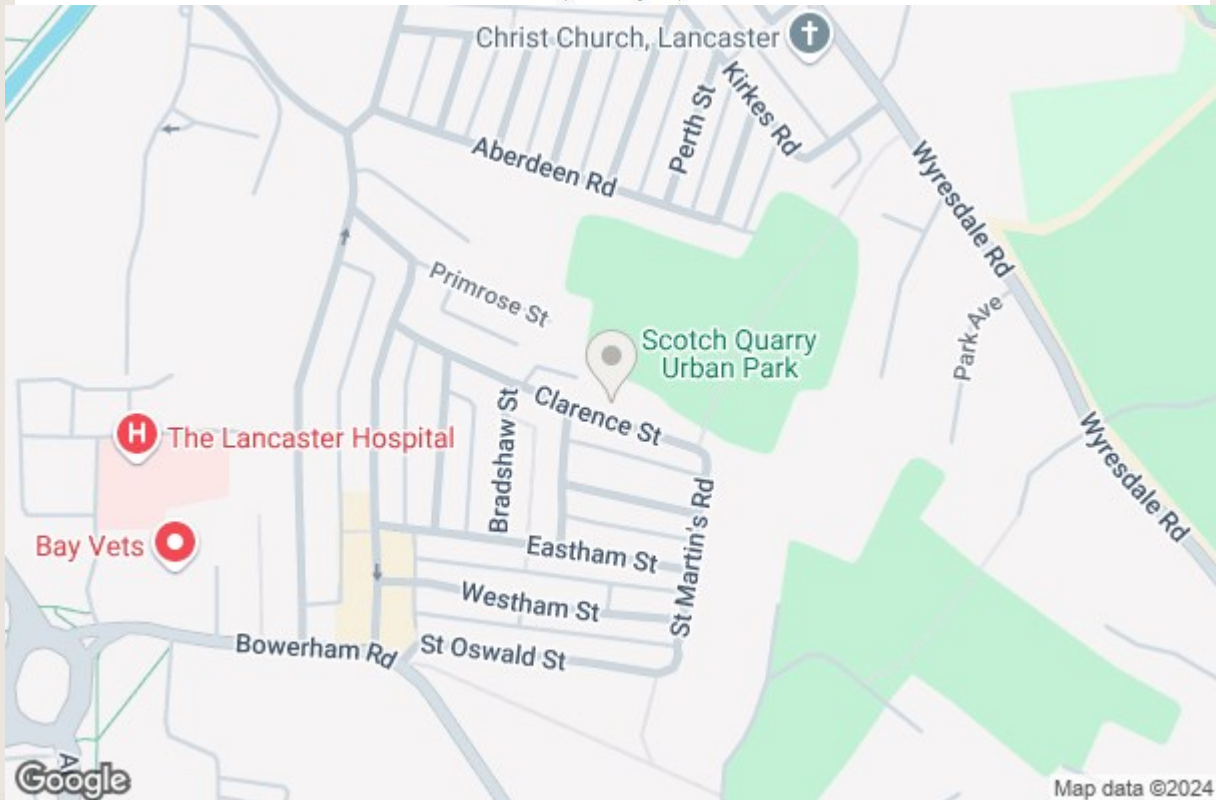
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	