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ESTATE AGENTS

72 Clarence Street,
Lancaster, LA1 3BB

72, Clarence Street, Lancaster

The property at a glance 4 2 1

- Mid Terraced Property
- Three Bedrooms
- Bathroom & Shower Room
- Two Reception Rooms
- Let to students for £130pw per room (4 residents)
- Tenure: Freehold
- Property Band: A
- EPC: D
- University, Schools & Town Centre
- No Chain Delay!

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

£240,000

Get to know the property



Student let property - with income of £24,960 for the next academic year!

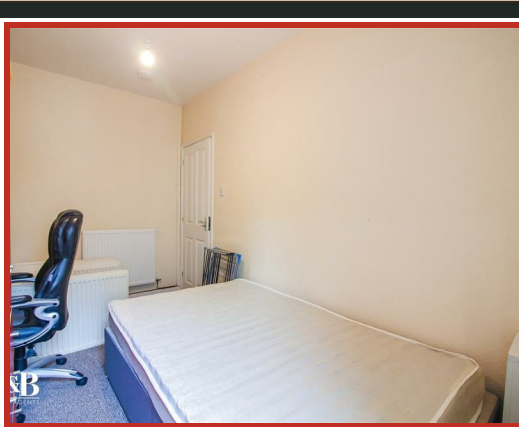
Nestled in the heart of Lancaster on Clarence Street, this charming mid-terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a welcoming home in a vibrant community.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout provides ample space for relaxation and socialising, making it a versatile area for various activities. The property also boasts two bathrooms, ensuring that morning routines run smoothly for everyone.

The location is particularly advantageous, with proximity to local schools and the university, making it an excellent choice for families and students alike. The surrounding area is rich in amenities, including shops, parks, and transport links, providing easy access to the wider Lancaster region.

This terraced house on Clarence Street presents a wonderful opportunity to secure a comfortable and well-located home in a thriving part of Lancaster. Whether you are looking to invest or find your next family residence, this property is sure to impress.





Entrance Hall

Door into entrance hall, smoke alarm, doors to lounge and dining room.

Lounge

UPVC window, radiator and smoke alarm.

Dining Room

UPVC window, radiator, thermostat, door to kitchen and stairs to first floor.

Kitchen

UPVC window, radiator, mix of wall and base units with laminate worktops, oven with four ring electric hob and extractor fan, sink with traditional taps and draining board, panelled splashback, space for washing machine and fridge/freezer, smoke alarm, laminate flooring and door to rear.

First Floor

Landing

Smoke alarm, doors to bedroom one, bathroom and shower room, stairs to second floor.

Bedroom One

UPVC window, radiator and smoke alarm.

Bathroom

UPVC window, dual flush WC, wall mounted wash basin with traditional taps, panel bath with mixer tap and rinse head attachment, spotlights, fully panelled surround, heated towel rail and laminate flooring.

Shower Room

Dual flush WC, pedestal wash basin with traditional taps, shower cubicle with direct feed shower, spotlights, fully panelled surround, heated towel rail and laminate flooring.

Second Floor

Landing

Window, smoke alarm, doors to bedroom two and three.

Bedroom Two

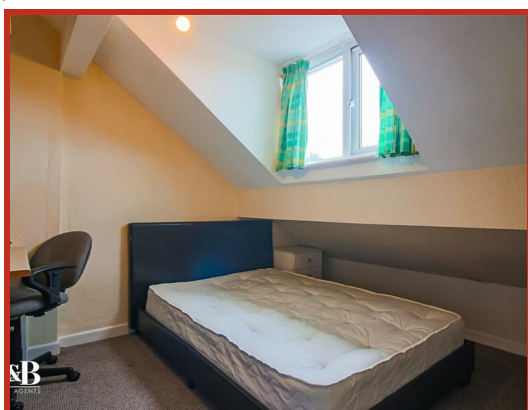
UPVC window, radiator, loft access and smoke alarm.

Bedroom Three

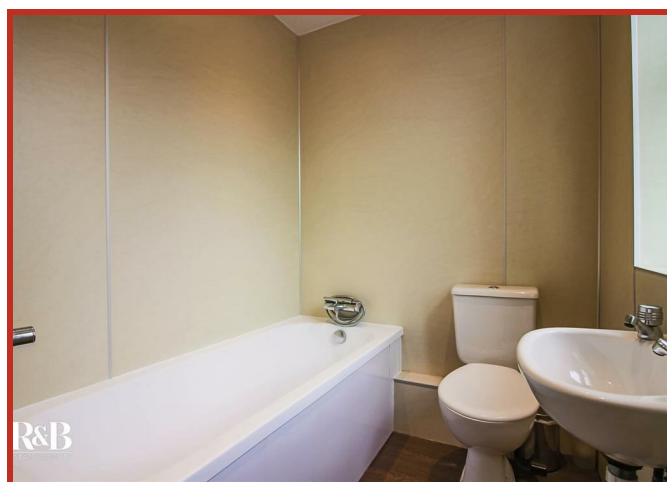
UPVC window, radiator and smoke alarm.

External

Rear yard.



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Take a nosey round



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(65-80) C	65
(55-64) 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	87
(81-91) B	
(65-80) C	65
(55-64) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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