



Howard Road, Clarendon Park

£235,000

A two-bedroom period terrace located on Howard Road, just off Queens Road. Featuring two reception rooms, a fitted kitchen with a utility area, a first-floor bathroom and a lined loft.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Reception Room One

11' 1" x 11' 0" (3.38m x 3.35m)

With sash window to the front elevation, chimney breast with feature fireplace, surround and hearth, ceiling coving, TV point, radiator.

Reception Room Two

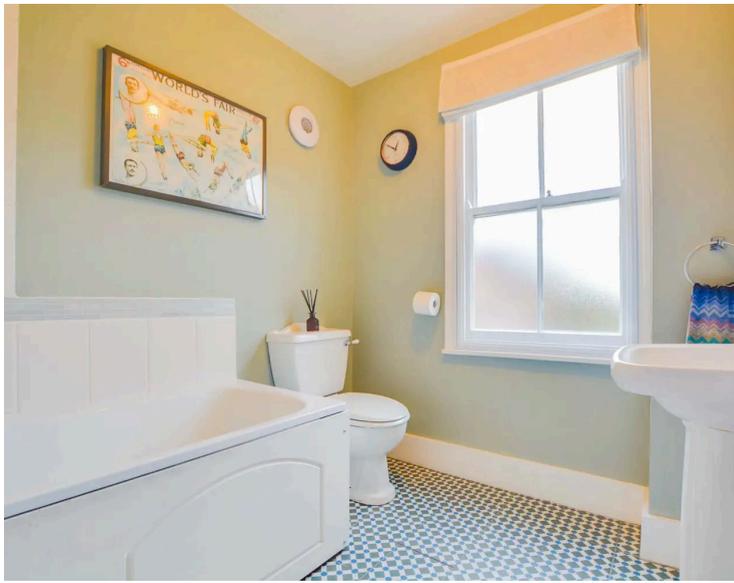
11' 4" x 11' 2" (3.45m x 3.40m)

With sash window to the rear elevation, ceramic tiled floor, spotlights, double built-in cupboards, radiator, open access leading to:

Fitted Kitchen

8' 10" x 5' 10" (2.69m x 1.78m)

With sash window to the side elevation, door to rear garden, tile floor, a range of wall and base units with hard wood work surfaces over, stainless steel sink, drainer and mixer tap, inset four ring gas hob and oven with extractor hood over.



Utility Area

With window to the side elevation, ceramic tiled floor, solid wood work surface, plumbing for washing machine, space for tumble dryer, wall mounted boiler, space for fridge freezer.

First Floor Landing

With access to the following rooms:

Bedroom One

11' 1" x 11' 0" (3.38m x 3.35m)

With window to the front elevation, chimney breast with feature fireplace and surround, ceiling coving, radiator.

Bedroom Two

11' 3" x 8' 1" (3.43m x 2.46m)

With window to the rear elevation, built-in over stairs storage cupboard, chimney breast with feature fireplace and surround, ladder access to lined loft area, radiator.

Bathroom

8' 4" x 6' 7" (2.54m x 2.01m)

With window to the rear elevation, bath with shower over, low-level WC, wash hand basin, part tiled walls, tiled floor, radiator.

Loft Storage Space

13' 4" x 12' 8" (4.06m x 3.86m)

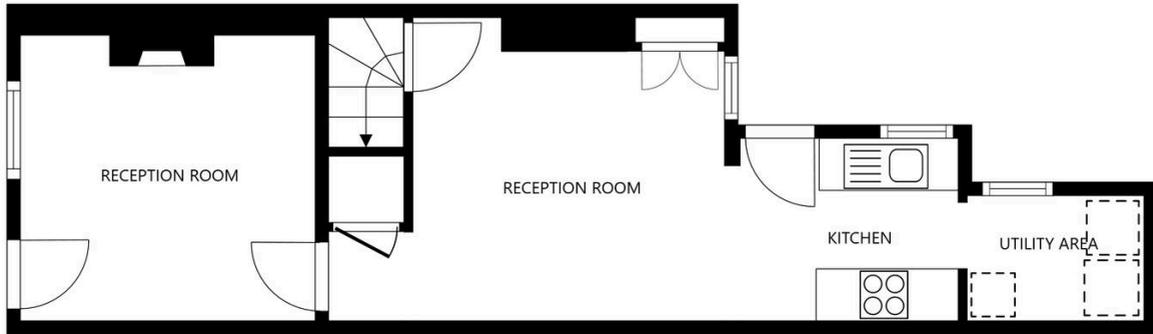
With skylight style windows, power points.

Rear Garden

Low maintenance rear garden with paved area, gravelled area, walled perimeter.

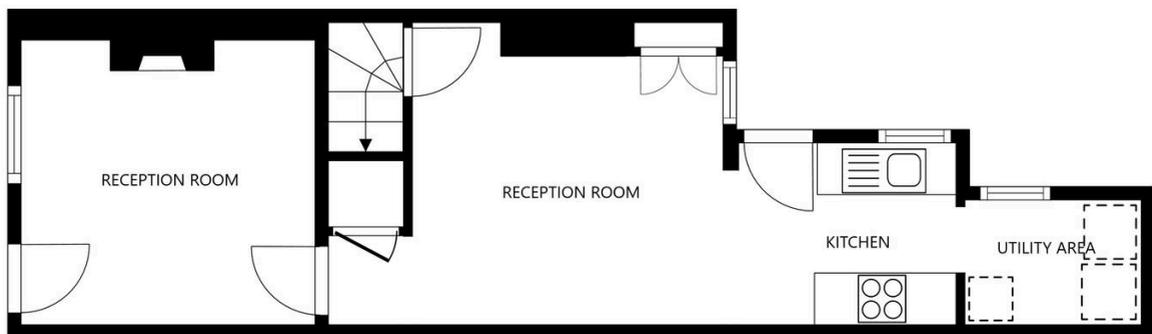
Parking: On Street

Permit Parking Zones The property is within a controlled parking zone. Buyers should make their own enquiries with the local council regarding permit availability and associated costs.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 399 sq.ft. FLOOR 2 371 sq.ft.
 TOTAL : 770 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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We'll keep you moving...



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