



Oxford Avenue, Clarendon Park

£200,000 Freehold

A two-bedroom period terrace in a cul-de-sac setting near Victoria Park, featuring two reception rooms, a four-piece bathroom, and a low-maintenance courtyard garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 274 5544





Reception Room One

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

Entered via a wooden front door; features natural light from a secondary glazed sash window to the front elevation, a chimney breast with a living flame gas fire, traditional surround and hearth, coving to the ceiling, picture rail, wooden flooring, and a radiator. Provides access to Reception Room Two.

Reception Room Two

11' 6" x 11' 0" (3.50m x 3.35m)

Features a secondary glazed sash window to the rear elevation, a chimney breast with a fire surround, coving to the ceiling, a built-in under-stairs cupboard, a radiator, and an archway providing access to the kitchen. Access to stairs leading to the first-floor landing.

Kitchen

10' 8" x 5' 9" (3.25m x 1.75m)

Features a secondary glazed window to the side elevation and a door providing access to the rear garden. Includes base units with work surfaces, a stainless steel sink with drainer and mixer tap, and space for a free-standing gas hob/double oven and a fridge freezer.



Front Garden

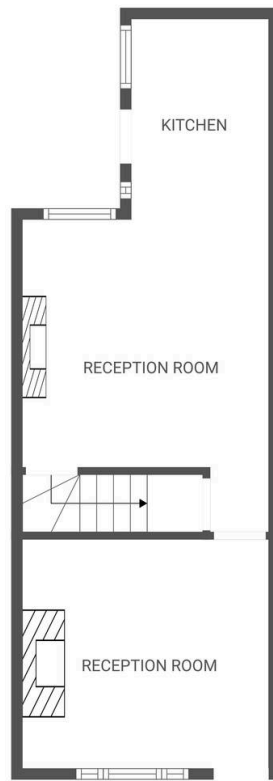
Established frontage with shrubs.

Rear Garden

Low-maintenance courtyard garden with paved patio, store, and gated access

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 PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.