





Adderley Road, Clarendon Park

£235,000 Freehold

Charming 2-bed mid-terrace in a Clarendon Park cul-de-sac. Features 2 reception rooms, ground floor shower room, first floor bathroom & rear garden. No upward chain—ideal BTL or first purchase!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

KB Knightsbridge Estate Agents

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Entrance Hall
With stairs to first floor, radiator.

Reception Room One
11' 10" x 9' 6" (3.60m x 2.90m)
With a window to the front elevation, decorative fireplace, coving ceiling, picture rail, meter cupboard, radiator.

Reception Room Two
13' 1" x 12' 10" (4.00m x 3.90m)
With a window to the rear elevation, understairs storage cupboard, fireplace, and radiator.

Kitchen
12' 2" x 6' 11" (3.70m x 2.10m)
With a window to the side elevation, a stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, cooker point, plumbing for dishwasher, space for fridge, tiled flooring, and radiator.





Utility
6' 7" x 5' 7" (2.00m x 1.70m)
With a door to the side elevation, sink with base unit and work surface over, plumbing for washing machine, tiled flooring.

Ground Floor Shower Room
6' 7" x 5' 11" (2.00m x 1.80m)
With a double-glazed window to the side elevation, tiled shower cubicle with electric shower, pedestal wash hand basin, low-level WC, tiled walls, tiled floor, extractor fan, heated chrome towel rail.

First Floor Landing
With loft access.

Bedroom One
127' 11" x 11' 10" (39.00m x 3.60m)
With a window to front elevation, period decorative fireplace and original style built-in cupboard, window to front elevation, radiator.

Bedroom Two
10' 10" x 9' 6" (3.30m x 2.90m)
With a window to the rear elevation, period decorative fireplace, original-style built-in cupboard, radiator.

Bathroom
13' 1" x 6' 11" (4.00m x 2.10m)
With a double-glazed window to the rear elevation, bath, pedestal wash hand basin, low-level WC, cupboard housing boiler, radiator.

Garden

Block paved rear garden with flower beds and established shrubs, mature wisteria, covered seating area, gate to rear access.

Parking

On Street

Permit Parking Zones
The property is within a controlled parking zone. Buyers and tenants 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.

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