



## Avenue Road Extension, Clarendon Park

£265,000 Freehold

Beautifully decorated two-bedroom period terrace in Clarendon Park. Two reception rooms, modern kitchen with underfloor heating, close to amenities. Ideal for first-time buyers or downsizers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





### Reception Room One

11' 11" x 11' 2" (3.62m x 3.41m)

This charming room is cosy, light, and airy, allowing plenty of natural light through its double-glazed window overlooking the front. It features elegant oak flooring and includes a feature fireplace with a surround and hearth, built-in cupboard and shelving, spotlights, and a radiator.

### Reception Room Two

11' 11" x 11' 2" (3.62m x 3.41m)

This impressive principal reception room is bathed in natural light from the double-glazed window to the front elevation. It features a contemporary built-in media wall, oak flooring, and built-in cupboard and shelving. The room is fitted with spotlights, a radiator, and a door providing access to the fitted kitchen.





### **Fitted Kitchen**

13' 2" x 6' 9" (4.02m x 2.06m)

This impressive and stylishly appointed fitted kitchen benefits from ample natural light via two double-glazed windows to the side elevation and a double-glazed door that provides views and access to the rear garden. It boasts ceramic tiled flooring complemented by underfloor heating. The kitchen is fitted with a range of white gloss base and wall units and rolled-edge laminated work surfaces, incorporating a stainless steel sink, drainer, and mixer tap. Integrated appliances include a four-ring gas hob and oven with an extraction hood over, and there is space for a tall free-standing fridge-freezer.

### **Bedroom One**

13' 5" x 9' 5" (4.10m x 2.86m)

This principal bedroom provides a cosy environment and includes the convenience of built-in wardrobes with sliding doors and a radiator. Please note the width measurement is to the front of the wardrobes.

### **Bedroom Two**

12' 10" x 11' 5" (3.91m x 3.48m)

With a double-glazed window overlooking the rear. It offers access to a built-in over-stair cupboard and includes a radiator.

### **Bathroom**

13' 0" x 6' 8" (3.95m x 2.02m)

Having an obscured double-glazed window to the rear. The suite comprises a bath, a separate shower cubicle with a shower head over and a shower screen, a low-level WC, and a wash hand basin. The room is finished with tiled splashbacks and a feature chrome wall-mounted radiator.

### **Garden**

Paved rear garden with both wall and fence perimeter borders.



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