





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.

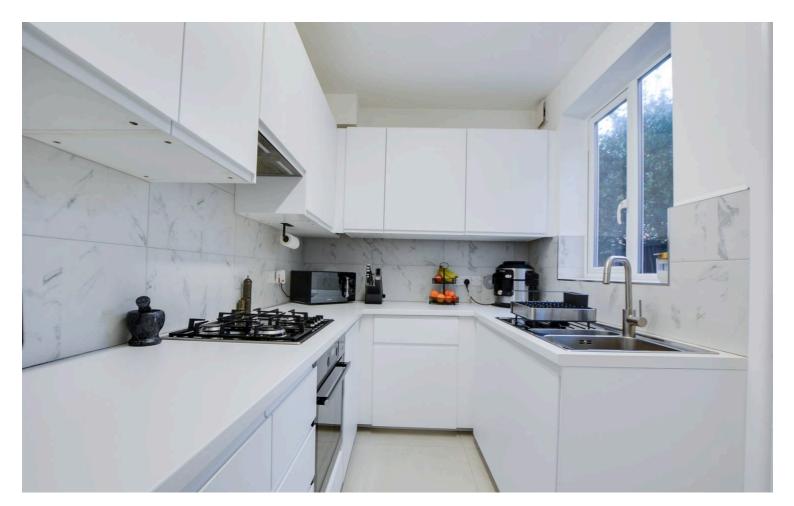
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D











Reception Room One

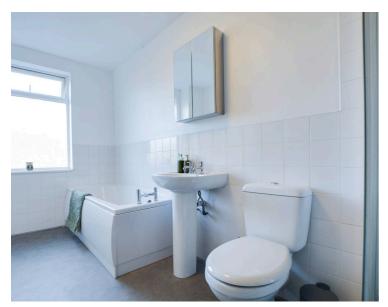
11' 11" x 11' 2" (3.62m x 3.41m)

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)

his 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.



LOOR 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...

