



R&B
ESTATE AGENTS

7, Clarendon
Road, Lancaster, LA1 2DQ

7, Clarendon Road, , Lancaster

The property at a glance 2 1 1

- Charming Mid Terraced Property
- Two Double Bedrooms
- Reception Room & Dining Kitchen
- Ground Floor Bathroom
- Enclosed Rear Garden
- Historic City Of Lancaster
- Tenure: Freehold
- Property Band: A
- EPC: C

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£125,000

Get to know the property



Situated in the sought after location of Clarendon Road in Lancaster, this delightful mid-terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

One of the standout features of this property is its prime location. Just a short stroll away, you will find yourself in the heart of the historic city of Lancaster, where you can explore its rich heritage, vibrant culture, and an array of shops and eateries. The excellent transport links nearby make commuting a breeze, ensuring that you are well-connected to the surrounding areas.

This charming home is not just a place to live; it is a gateway to the wonderful experiences that Lancaster has to offer. Whether you are enjoying a leisurely walk through the city or taking advantage of the convenient transport options, this property is sure to meet your needs. Don't miss the opportunity to make this lovely mid-terraced house your new home.

Reception Room

UPVC double glazed window, composite double glazed door, central heating radiator, coving, log burner, door leading to kitchen.

Kitchen

UPVC double glazed window, door leading to utility room, central heating radiator, smoke alarm, range of wall, drawer and base units, laminate worktop, tiled splash back, composite sink and drainer with mixer tap, four ring gas hob, built-in electric double oven, Worcester combi boiler, tiled flooring, plumbing for dishwasher, door leading to utility room.

Utility Room

Loft access, plumbing for washing machine, UPVC double glazed frosted door to rear, tiled floor.

Bathroom

UPVC double glazed frosted window, towel radiator, tiled floor, double flush toilet, pedestal sink unit with mixer tap, panelled bath with traditional taps, electric shower, extractor fan, 3 x spotlighting.

Landing

Loft access, stairs to ground floor, doors to bedrooms 1 & 2.

Bedroom 1

UPVC double glazed window, central heating radiator.

Bedroom 2

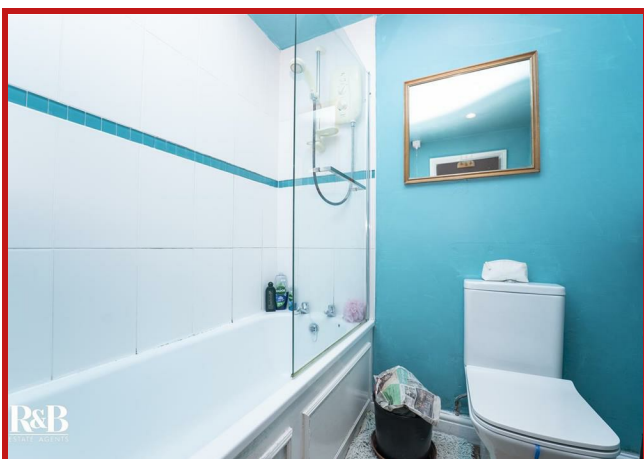
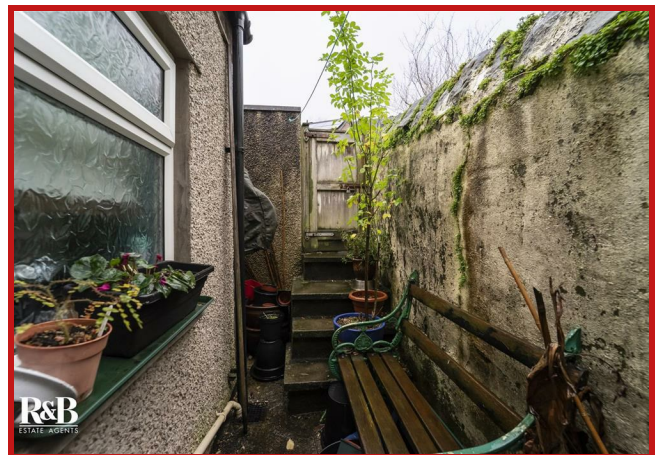
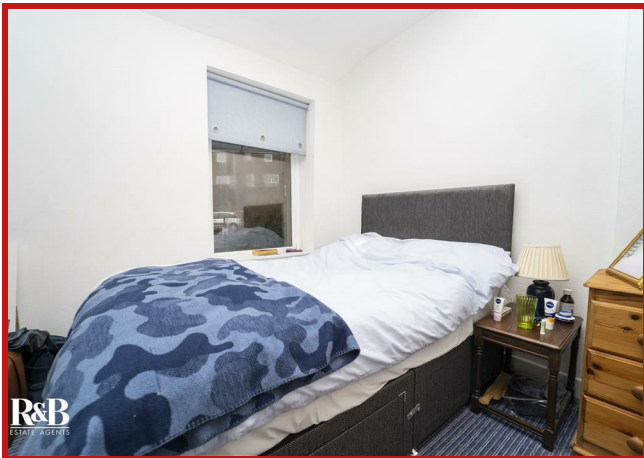
UPVC double glazed window, central heating radiator.

Enclosed Rear Yard

Concrete yard with gate leading to back alley.



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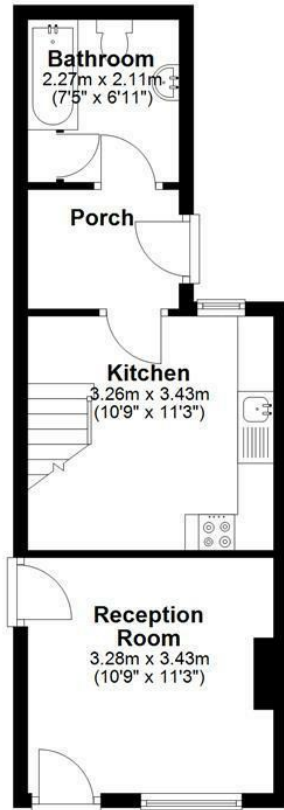
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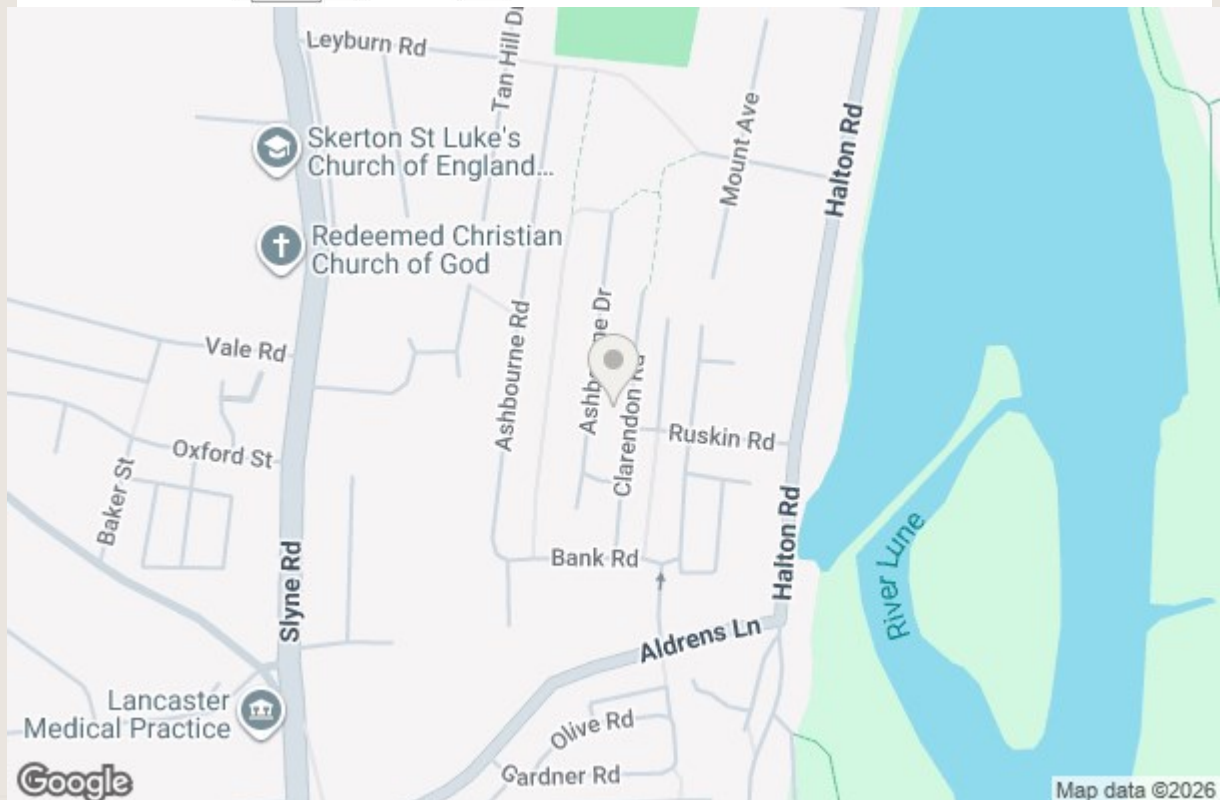
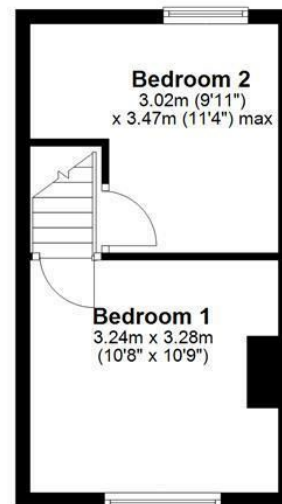
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC