

Avenue Road Extension, Clarendon Park

In Excess of £215,000

A fantastic period terrace in Clarendon Park, offers TWO SPACIOUS RECEPTION ROOMS, a kitchen, two double bedrooms, and a family bathroom across two floors. Outside, enjoy a low-maintenance garden. PERFECT FOR BUYERS LOOKING TO PERSONALISE.

Council Tax band: A

EPC Energy Efficiency Rating: D





Reception Room One

11' 4" x 10' 8" (3.45m x 3.24m)

With a glazed window to the front elevation, chimney breast with fire surround, coving to the ceiling, TV point and a radiator.

Reception Room Two

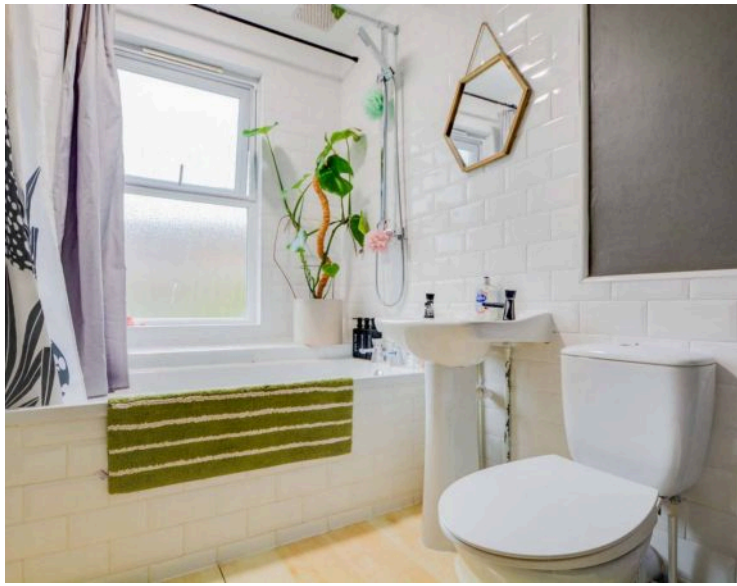
11' 9" x 9' 6" (3.57m x 2.89m)

With a double glazed door to the rear elevation, wood effect flooring, chimney breast, cupboard, tall radiator and open aspect to:

Kitchen

9' 3" x 5' 8" (2.81m x 1.72m)

With a glazed window to the side elevation, a sink and drainer unit with a range of base units with work surfaces over, tiled splashbacks, space for a gas hob and double oven, wall-mounted boiler, ceiling spotlights, fridge, fridge and plumbing for a washing machine.



First Floor Landing

Bedroom One

11' 9" x 11' 1" (3.57m x 3.37m)

With a glazed window to the front elevation, chimney breast with surround, built-in wardrobe and a radiator.

Bedroom Two

11' 9" x 8' 10" (3.58m x 2.69m)

With a glazed window to the rear elevation, chimney breast, overstairs cupboard and a radiator.

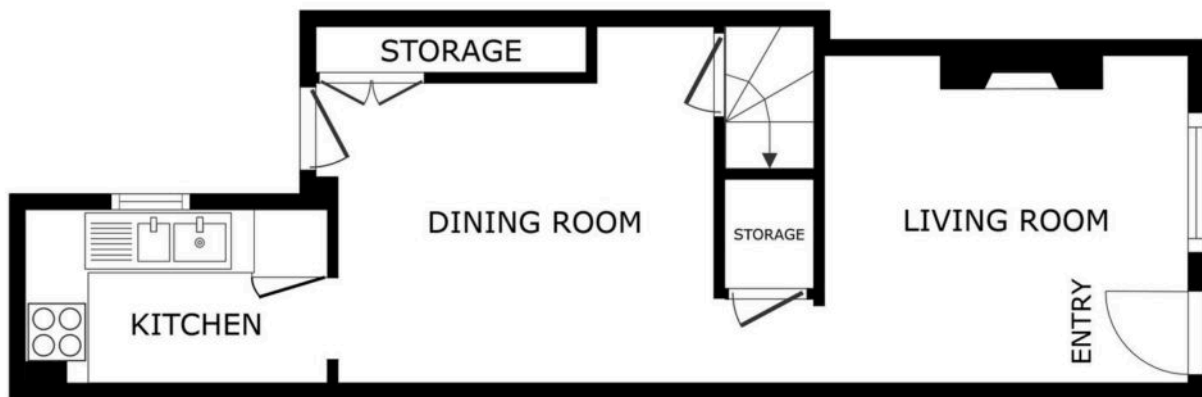
Bathroom

8' 10" x 5' 8" (2.69m x 1.73m)

With a double-glazed window to the rear elevation, bath with shower over, WC, wash hand basin, tiled splashbacks and a radiator.

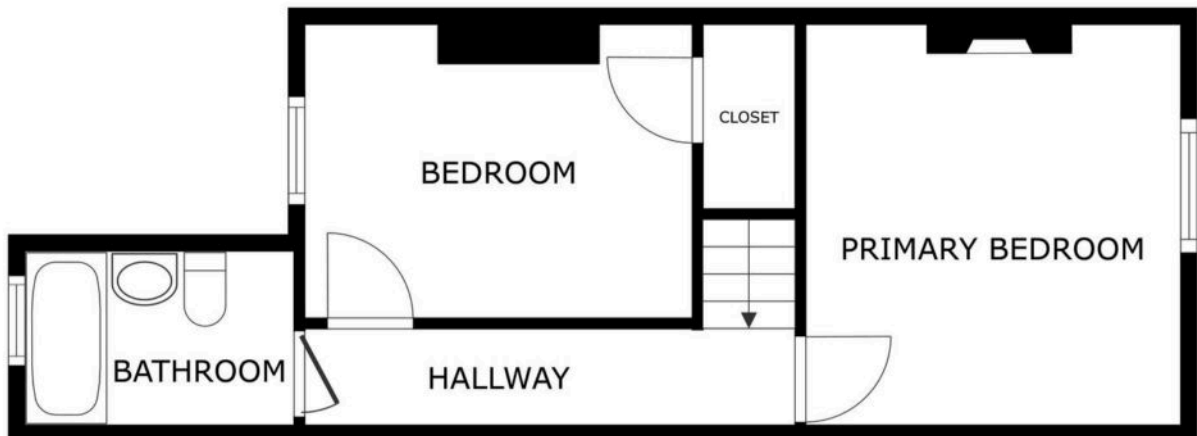
Garden

A low-maintenance rear garden.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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