



R&B
ESTATE AGENTS

73, Clarence
Street, Lancaster, LA1 3BB

73, Clarence Street, Lancaster

The property at a glance **3** **1** **2**

- Ideal for first time buyers & families
- Move in ready
- Fitted kitchen
- Private rear yard
- Two reception rooms
- Great Lancaster location
- Three well proportioned bedrooms
- Tenure: Freehold
- EPC rating band: E
- Council tax band: A

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£185,000

Get to know the property



Welcome to this charming mid-terrace house located at 73 Clarence Street, Lancaster, Lancashire. This delightful property is perfect for first-time buyers and families alike, offering a move-in ready home that combines comfort and convenience.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The fitted kitchen is well-equipped and conveniently located on the ground floor, making meal preparation a breeze. The family bathroom is also situated on this level, ensuring easy access for all.

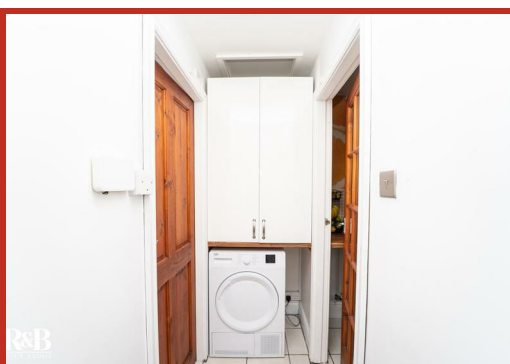
Upstairs, you will discover three generously sized double bedrooms, providing plenty of room for family members or guests. Each bedroom is filled with natural light, creating a warm and inviting atmosphere.

The property also boasts a private rear yard, ideal for outdoor gatherings or simply enjoying a quiet moment in the fresh air.

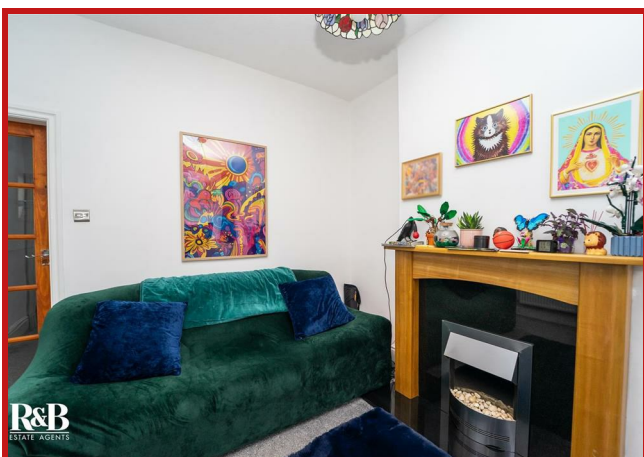
Situated in a prime location, this home is close to local schools and amenities, making it an excellent choice for families. Additionally, the property benefits from great transport links, ensuring easy access to the wider area.

In summary, this mid-terrace house on Clarence Street is a wonderful opportunity for those seeking a comfortable and well-located home in Lancaster. Don't miss your chance to make this property your own.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.



73 Clarence Street, Lancaster, LA1 3BB



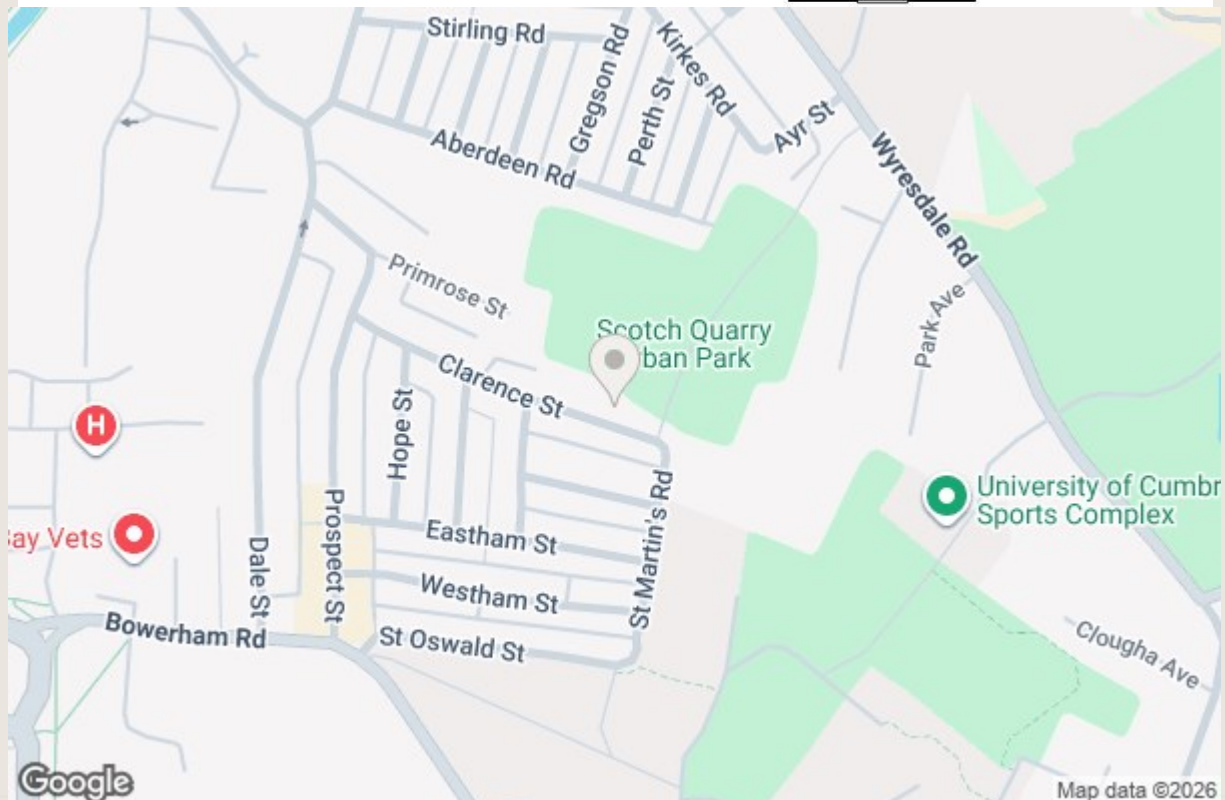
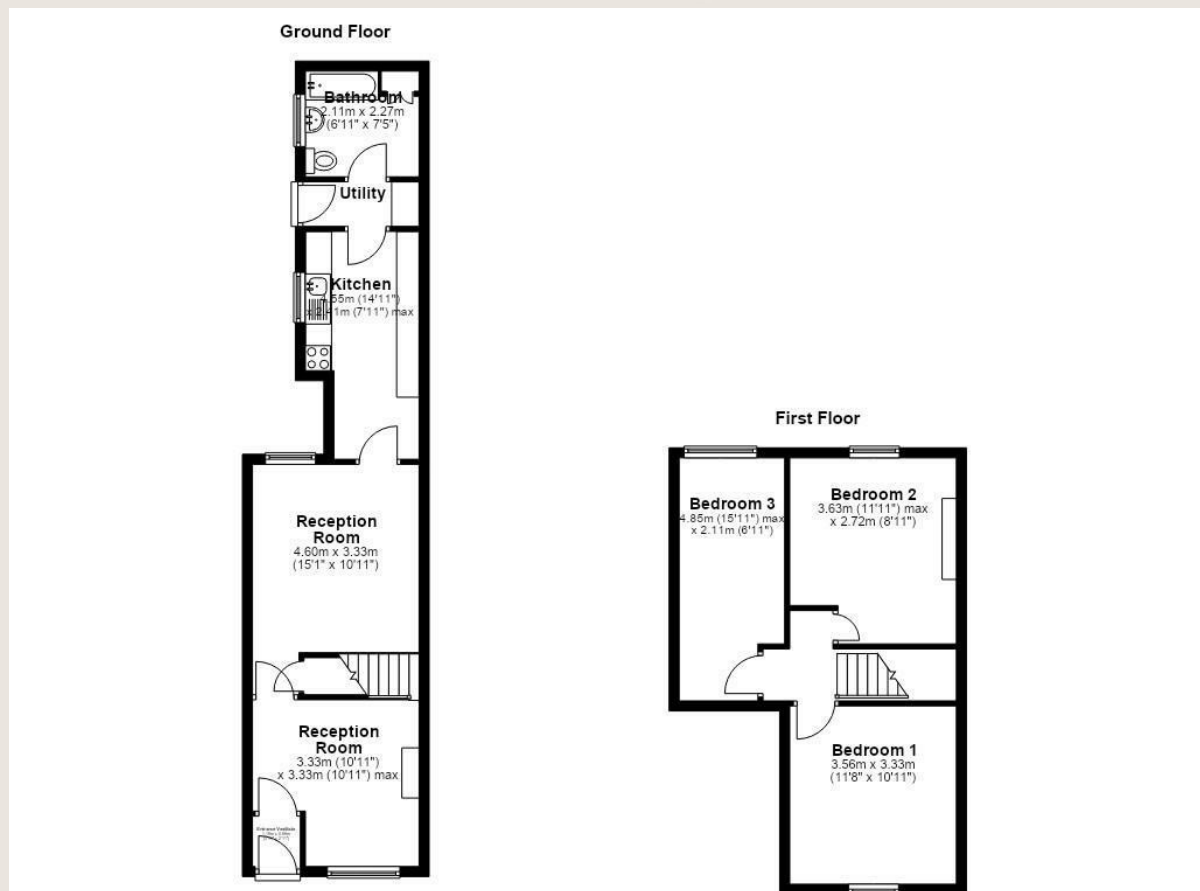
GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

Take a nosey round



R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

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		52	79
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			