



Landseer Road, Clarendon Park Bordering Knighton

£300,000 Freehold

Investment opportunity with tenants in situ. This four-bedroom semi-detached home offers a modern extended living kitchen, rear garden, and is positioned in a popular Clarendon Park/Knighton location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Knightsbridge
Estate Agents

0116 274 5544





Entrance Hall

Stairs to the first floor, laminate flooring, and a radiator.

Ground Floor WC

4' 3" x 2' 4" (1.30m x 0.70m)

Includes low-level WC and wash hand basin.

Reception One / Bedroom One

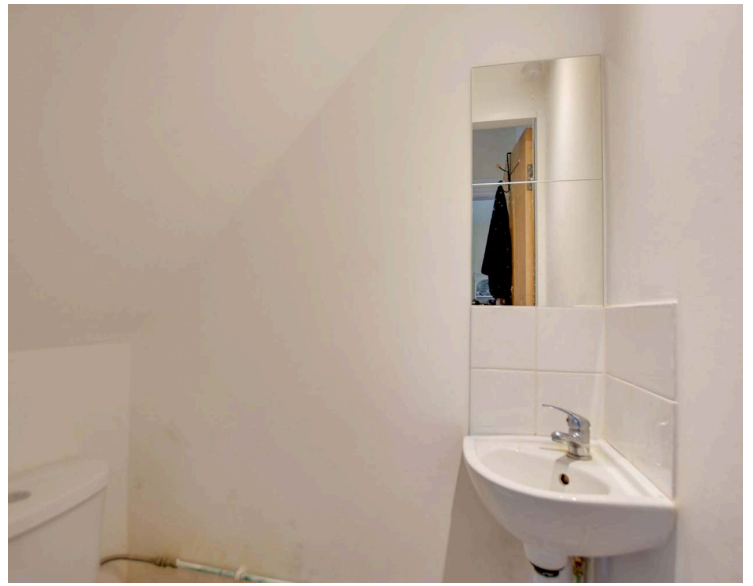
13' 5" x 10' 10" (4.10m x 3.30m)

Includes a double-glazed bay window to the front elevation and a radiator.

Extended L-Shaped Living Kitchen Dining Room

17' 2" x 14' 5" (5.23m x 4.39m)

(narrowing to 3.67m) Includes double glazed door to rear elevation, double glazed window to rear and side elevations, built-in oven and gas hob with stainless steel chimney hood over, stainless steel sink and drainer unit, range of wall and base units with work surfaces over, inset ceiling spotlights, breakfast bar, tiled flooring, part laminate flooring, TV point, and cupboard housing the boiler.



Landing

Double-glazed window to the side elevation and loft access.

Bedroom Two

12' 0" x 10' 11" (3.65m x 3.32m)

Includes a double-glazed window to the rear elevation and a radiator.

Bedroom Three

11' 9" x 8' 2" (3.58m x 2.48m)

Includes a double-glazed window to the front elevation and a radiator.

Bedroom Four

8' 8" x 8' 4" (2.65m x 2.54m)

Includes a double-glazed window to the front elevation and a radiator.

Shower Room

6' 1" x 5' 7" (1.86m x 1.69m)

Includes double-glazed window to the rear elevation, tiled shower cubicle, pedestal wash hand basin, low-level WC, tiled flooring, and heated chrome towel rail.

Front Garden

Paved frontage.

Rear Garden

Good size, mainly lawned with fencing and hedging to the perimeter and gated side access.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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