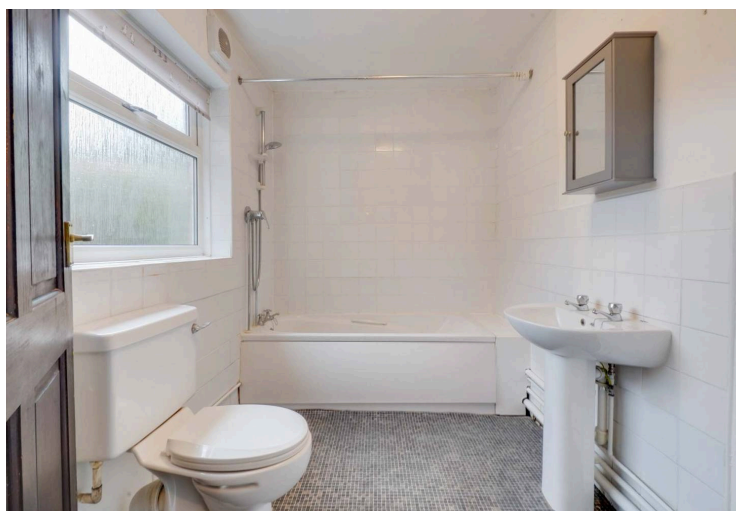




Edward Road, Clarendon Park

£215,000 Freehold

Three-bedroom freehold terraced house in Clarendon Park, offering two reception rooms, period features, a fitted kitchen and enclosed rear courtyard garden. Conveniently located for Queens Road amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Reception Room One 11' 2" x 10' 6" (3.40m x 3.20m)

A reception room featuring two double-glazed windows to the front elevation, together with period-style detailing including a ceiling rose and coving. A decorative fireplace provides an attractive focal point, with the room also benefiting from a meter cupboard and radiator.

Reception Room Two 11' 2" x 10' 6" (3.40m x 3.20m)

A second reception room offering additional living and dining accommodation, with a double-glazed window overlooking the rear elevation. The room features a gas fire, radiator and useful understairs storage cupboard, together with a staircase leading to the first floor.

Kitchen 8' 6" x 5' 11" (2.60m x 1.80m)

Fitted with a range of wall and base units complemented by work surfaces, incorporating a sink and drainer unit. Cooking facilities include a built-in oven and gas hob with a stainless steel chimney-style extractor hood above. Further features include shelving, space for a small fridge and a wall-mounted boiler, together with a double-glazed window to the side elevation.



Rear Lobby

Providing a useful area adjoining the kitchen, with plumbing for a washing machine and a door leading to the rear elevation.

Ground Floor Bathroom 8' 6" x 6' 3" (2.60m x 1.90m)

Fitted with a three-piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC. Further features include a double-glazed window, extractor fan and radiator.

First Floor Landing

Providing access to the first-floor accommodation, with loft access.

Bedroom One 11' 2" x 10' 10" (3.40m x 3.30m)

A double bedroom positioned to the front of the property, featuring two double-glazed windows to the front elevation, providing natural light to the room. Further benefiting from a radiator.

Bedroom Two 11' 2" x 7' 7" (3.40m x 2.30m)

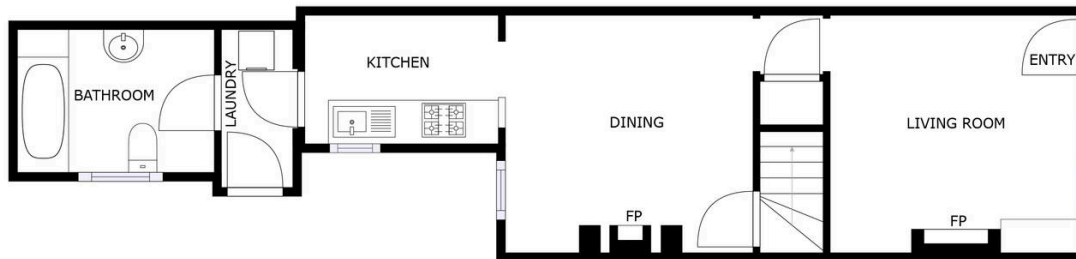
A further bedroom overlooking the rear elevation through a double-glazed window. The room also benefits from a built-in cupboard providing useful storage, together with a radiator.

Bedroom Three 8' 6" x 5' 11" (2.60m x 1.80m)

A third bedroom positioned to the rear of the property, featuring a double-glazed window, fitted shelving and a radiator. The room also offers flexibility for use as a home office or study, depending on individual requirements.

Rear Garden

To the rear of the property is a paved courtyard garden enclosed by a walled perimeter, providing an outdoor area with scope for seating and potted plants.



1ST FLOOR

GROSS INTERNAL AREA
1ST FLOOR: 34 m², 2ND FLOOR: 30 m²
TOTAL: 64 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.