



## Lorne Road, Clarendon Park

Offers Over £260,000

A PERIOD end terrace property offered for sale with NO UPWARD CHAIN enjoying a MODERN STYLE kitchen and first floor galleried landing with THREE BEDROOMS. Ideal article 4 compliant investment opportunity.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





**Reception Room One** 13' 2" x 12' 1" (4.01m x 3.68m)

With double glazed windows to the front and side elevations, wooden floor, radiator.

**Lobby**

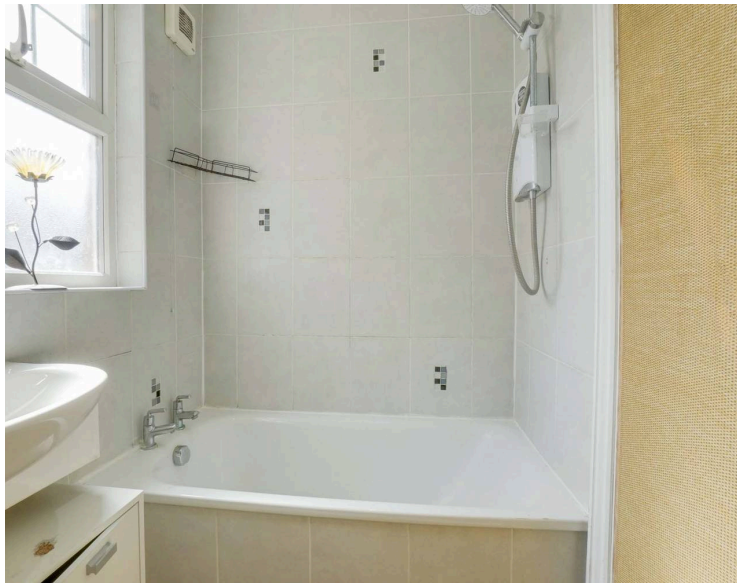
With stairs to first floor.

**Reception Room Two** 12' 7" x 11' 10" (3.84m x 3.61m)

With double glazed windows to the rear and side elevations, under stairs storage cupboard, decorative fireplace, wooden floor, radiator, open aspect leading to kitchen.

**Kitchen** 18' 0" x 5' 7" (5.49m x 1.70m)

With three double glazed windows and door to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in dishwasher, plumbing for washing machine, wall mounted boiler, built-in oven and five ring gas hob with stainless steel chimney hood over, tiled floor, inset ceiling spotlights, radiator.



### **First Floor Galeried Landing**

With radiator.

### **Bedroom One** 13' 0" x 12' 0" (3.96m x 3.66m)

With double glazed window to the front elevation, radiator.

### **Bedroom Two** 9' 6" x 9' 3" (2.90m x 2.82m)

With double glazed window to the rear elevation, radiator.

### **Bedroom Three** 11' 7" x 7' 0" (3.53m x 2.13m)

With double glazed window to the rear elevation, built-in bed and drawers, built-in wardrobe and cupboard, radiator.

### **Bathroom** 6' 4" x 4' 5" (1.93m x 1.35m)

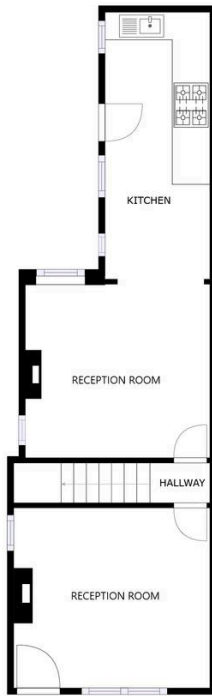
With double glazed window to the side elevation, bath with shower over, pedestal wash hand basin, low-level WC, extractor fan, inset ceiling spotlights, heated chrome towel rail.

### **Rear Garden**

Walled gravelled rear garden with two outside stores, one of with was previously used as an outside WC, gate to side access.

### **Front Garden**

Front forecourt.



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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