



## Bulwer Road, Clarendon Park

£250,000

Desirable 2-bed terraced house with modern features. Spacious lounge, fitted kitchen, utility room, ground and first-floor shower rooms, low-maintenance garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





### Through Lounge Diner

27' 6" x 10' 11" (8.39m x 3.32m)

This lovely through-lounge enjoys double-glazed windows at both the front and rear, which keep the space bright. The focal point of the room is the gas fire set within a surround, adding a cosy touch to an already inviting space. A dado rail runs the length of the room, complementing the colourful décor. There's also a TV point and two radiators to keep the room comfortable all year round.

### Kitchen

12' 0" x 6' 7" (3.67m x 2.00m)

The kitchen has a double-glazed window to the side that brings in plenty of natural light. It's fitted with a built-in oven and an induction hob topped with a sleek chimney hood, giving the room a modern touch. There's a sink and drainer set beneath the window, along with a good range of wall and base units that offer plenty of storage. The warm wood-effect worktops and tiled flooring tie everything together nicely, and a radiator keeps the space comfortable throughout the year.



### **Utility Room**

8' 0" x 6' 0" (2.45m x 1.83m)

A practical space with a double-glazed window and door that bring in plenty of light. There's a sink and drainer set into the worktop, along with plumbing for a washing machine and space for a tumble dryer stacked above. The layout gives you a handy area to take care of laundry and extra household chores without encroaching on the main kitchen.

### **Ground Floor Shower Room**

5' 11" x 5' 9" (1.81m x 1.75m)

Features a modern tiled shower cubicle, a wash hand basin, and a low-level WC, all set against a clean, contemporary finish. The tiled flooring is practical and easy to maintain, and a heated towel rail adds a touch of comfort. There is a double-glazed side window and the full-height tiled walls.

### **First Floor Landing**

With a radiator and loft access with pull down ladder leading to a partially boarded loft.

### **Bedroom One**

12' 4" x 11' 6" (3.76m x 3.50m)

Enjoys a large double-glazed window to the front, which brings in plenty of natural light and gives the room an airy feel. There are handy built-in shelves and open hanging rails that make great use of the space, and a radiator sits beneath the window to keep the room warm. It's a comfortable, generous double bedroom with plenty of room for furniture

### **Bedroom Two**

15' 6" x 9' 4" (4.73m x 2.84m)

The room is fitted with an impressive range of built-in wardrobes, drawers, and overhead box cupboards, giving you loads of storage without taking up valuable floor space, the layout still leaves enough room for a comfortable bed. There is a double glazed window and a radiator.

### **Shower Room**

8' 10" x 6' 6" (2.70m x 1.97m)

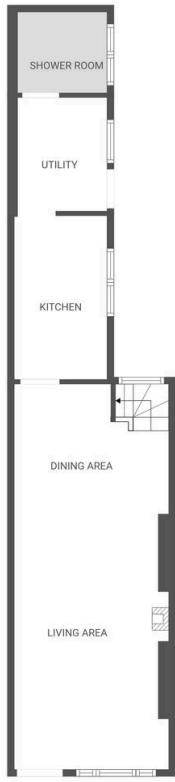
The first-floor shower room has a bright, modern feel thanks to the double-glazed rear window and colourful décor. It features a generous walk-in double shower with tiled surrounds, along with a wash hand basin and a low-level WC set neatly to one side. There's useful storage too, with a cupboard housing the boiler, plus an extractor fan for ventilation. The wood-effect flooring adds warmth to the space, and a radiator keeps the room comfortable.

### **Rear Garden**

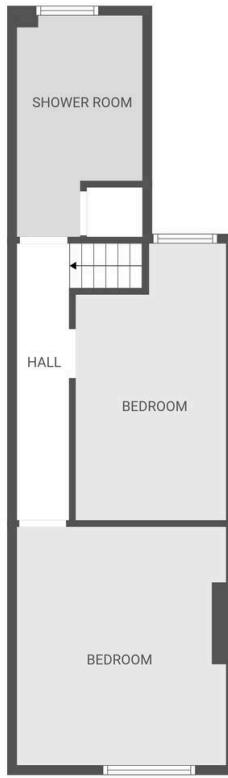
Paved low-maintenance rear garden with walled perimeter and outside store.

### **Parking**

*The property is within a controlled parking zone. Buyers should make their own enquiries with the local council regarding permit availability and associated costs.*



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



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

**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.