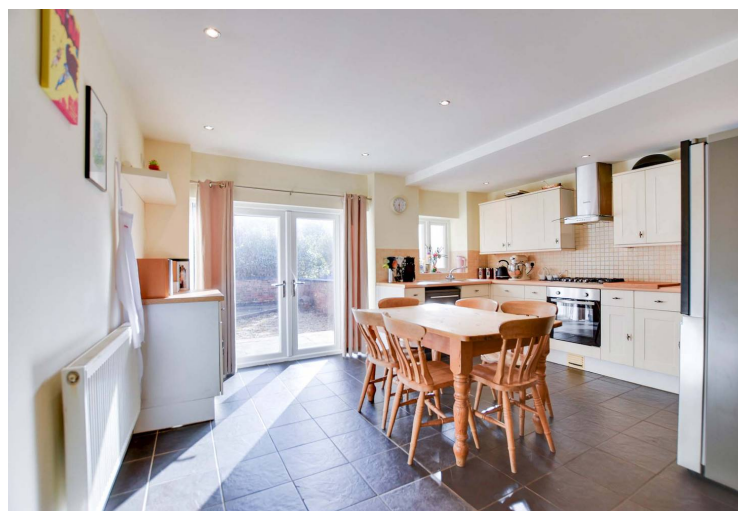
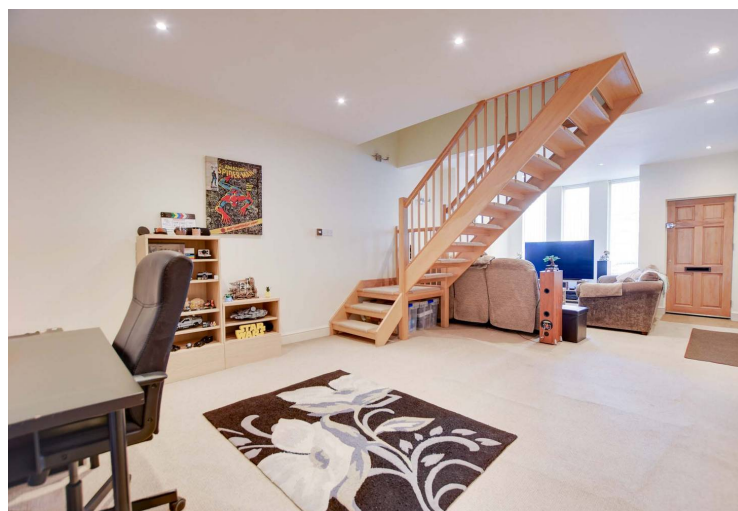




Clarendon Park Road, Clarendon Park

£315,000 Freehold

Providing WELL PROPORTIONED accommodation including a through lounge dining room in excess of 9m, this LARGER THAN AVERAGE mid terrace property would make an ideal first time purchase or family home.

Council Tax band: B

Tenure: Freehold

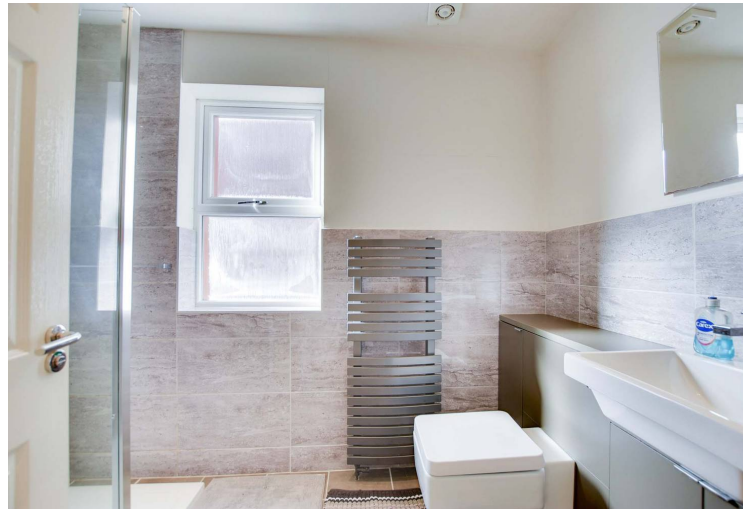
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



0116 274 5544





Open Plan Lounge Dining Room

29' 7" x 14' 3" (9.02m x 4.34m)

With three double glazed windows to the front elevation, stairs to first floor, storage cupboard with wall mounted boiler, TV point, two radiators.

Kitchen Dining Room

15' 0" x 13' 4" (4.58m x 4.06m)

With double glazed French doors and window to the rear elevation, stainless steel sink and drainer, a range of wall and base units with work surface over, built-in oven and five ring gas hob with stainless steel chimney hood over, plumbing for dishwasher, plumbing for fridge freezer, inset ceiling spotlights, tiled floor, part tiled walls, radiator.



Utility Room

8' 10" x 5' 2" (2.68m x 1.57m)

With stainless steel sink and drainer unit, base units with work surface over, plumbing for washing machine, inset ceiling spotlights, part tiled walls, tiled floor.

Ground Floor WC

5' 5" x 5' 3" (1.64m x 1.60m)

With low-level WC, wash hand basin, extractor fan, tiled floor.

First Floor Landing

With loft access having pull down ladder leading to partly boarded loft with lighting, inset ceiling spotlights.

Bedroom One

14' 1" x 14' 4" (4.28m x 4.36m)

With double glazed bay window to the front elevation, radiator.

Bedroom Two

11' 7" x 11' 5" (3.53m x 3.47m)

With double glazed door to gravelled roof garden, radiator.

Bedroom Three

13' 5" x 9' 7" (4.09m x 2.93m)

With double glazed windows to the rear and side elevations, radiator.

Shower Room

8' 10" x 6' 0" (2.70m x 1.84m)

With double glazed window to the side elevation, walk-in tiled shower cubicle with overhead rainforest shower and hand held shower, wash hand basin, low-level WC, inset ceiling spotlights, extractor fan, tiled floor, part tiled walls, heated towel rail.

Front Garden

Walled front forecourt.

Rear Garden

With paved patio seating area, gravelled area, raised decked area, walled perimeter.

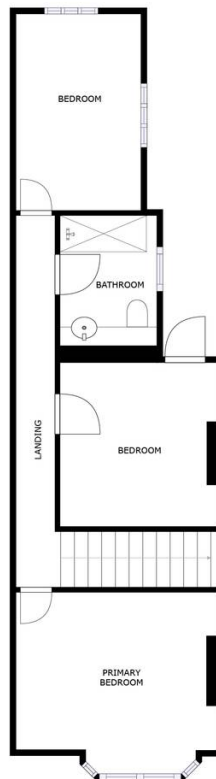
Parking

On Street permit parking available.



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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