

## Clarendon Park Road, Clarendon Park

Offers in Excess of £255,000

Attractive BAY-FRONTED terrace on Clarendon Park Road. Two reception rooms, kitchen, TWO DOUBLE-BEDROOMS, bathroom and a charming cottage-style garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





### Reception Room One

14' 1" x 11' 4" (4.29m x 3.46m)

With a double-glazed bay window to the front elevation, a wooden door to the front elevation, a chimney breast, feature fireplace with surround and hearth, coving to the ceiling, polished wooden flooring, TV point, radiator.

### Reception Room Two

11' 11" x 11' 4" (3.64m x 3.46m)

With a double-glazed sash window to the rear elevation, chimney breast, feature empty fireplace with surround and tiled hearth, TV point, understairs cupboard, door providing access to the stairs, radiator.

### Inner Lobby

With tiled flooring, space for a freestanding fridge-freezer, double-glazed door providing access to the rear garden.



### **Kitchen**

10' 4" x 6' 0" (3.16m x 1.82m)

With a double-glazed sash window to the side elevation, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, a four-ring gas hob, oven, extractor fan, plumbing for a washing machine, radiator.

### **First Floor Landing**

With a loft inspection hatch.

### **Bedroom One**

11' 6" x 11' 4" (3.50m x 3.46m)

With a double-glazed sash window to the front elevation, a chimney breast, radiator.

### **Bedroom Two**

11' 11" x 8' 5" (3.64m x 2.56m)

With a double-glazed window to the rear elevation, an over-stairs cupboard, radiator.

### **Bathroom**

13' 7" x 6' 0" (4.15m x 1.84m)

With a double-glazed window to the rear elevation, a double-glazed window to the side elevation, tiled flooring, bath with mixer shower tap, shower cubicle with shower head and shower screen, a WC, a wash hand basin, tiled splashbacks, a feature wall-mounted chrome radiator.

### **Front Garden**

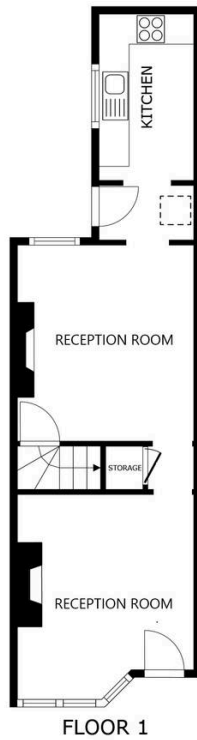
With mature borders and a pathway to the front door.

### **Rear Garden**

A mature and established rear garden with patio seating area, additional patio seating area, mature and established flower beds and well-maintained borders.

### **Permit Parking Zones**

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



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...**



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.