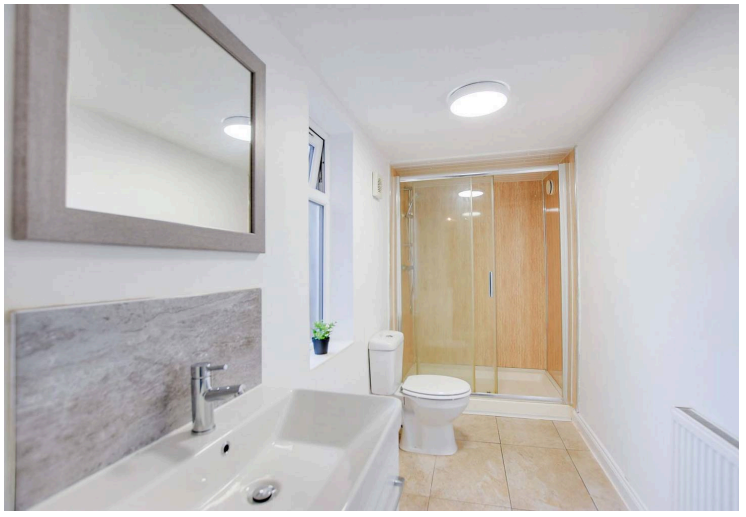
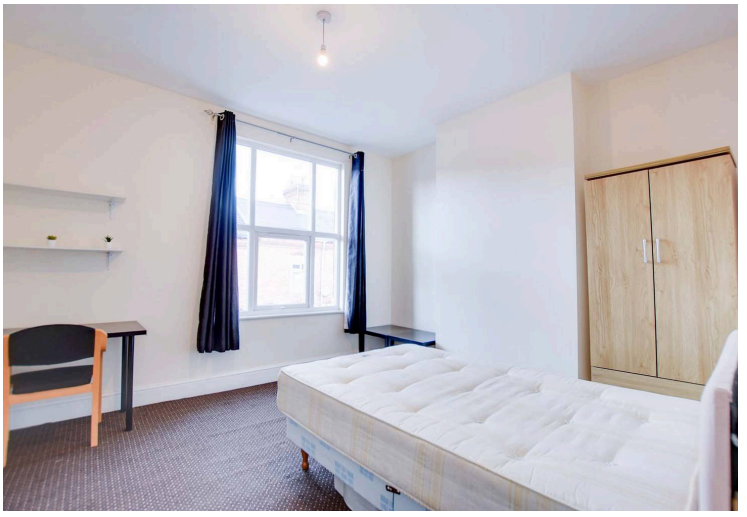




Montague Road, Clarendon Park

£285,000 Freehold

Attractive 3-bed mid-terrace with 2 reception rooms in Clarendon Park. Features a modern kitchen/diner, shower room, courtyard garden & cellar. No chain. Also a licensed 4-bed HMO.

Council Tax band: B

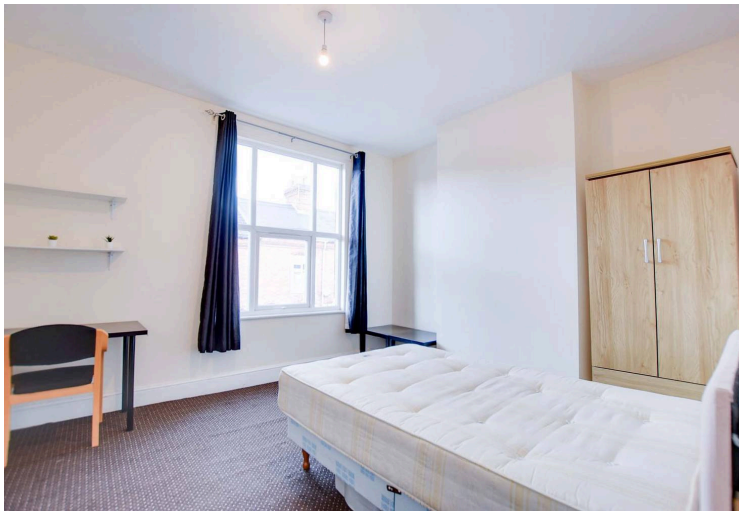
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

KB Knightsbridge Estate Agents

0116 274 5544

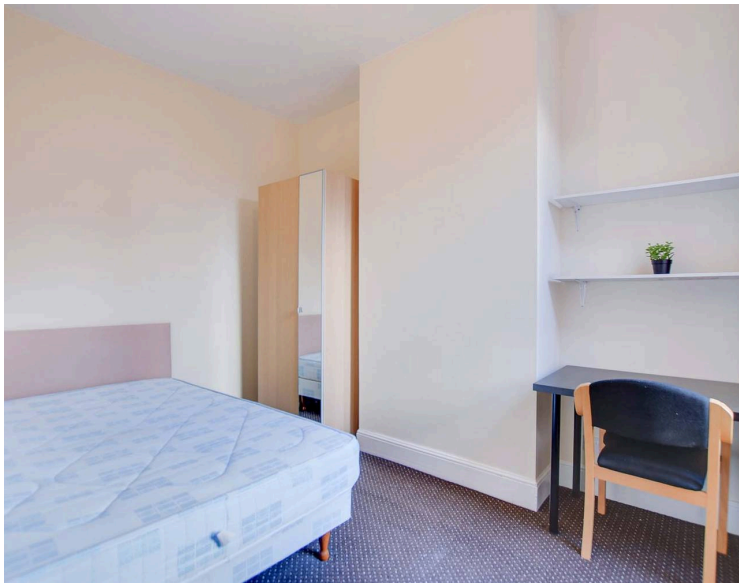


Entrance Hall
With stairs to first floor, laminate floor, radiator.

Reception Room One
12' 3" x 9' 8" (3.73m x 2.95m)
With double glazed window to the front elevation, radiator.

Sitting Room / Reception Room Two
11' 8" x 10' 3" (3.55m x 3.12m)
With double glazed French doors to the rear elevation, radiator.

Kitchen Dining Room
20' 1" x 7' 5" (6.12m x 2.26m)
With double glazed window and patio doors to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and gas hob with stainless steel chimney hood over, plumbing for washing machine, wall mounted boiler, tiled floor, two radiators, door to cellar.



Ground Floor Shower Room
12' 4" x 4' 7" (3.77m x 1.40m)
With double glazed window to the side elevation, walk-in double shower cubicle, low-level WC, wash hand basin, extractor fan, tiled floor, part tiled walls, radiator.
First Floor Galleried Landing
With loft access, radiator.

Bedroom One
13' 2" x 11' 11" (4.02m x 3.62m)
With double glazed window to the front elevation, radiator.

Bedroom Two
11' 10" x 8' 2" (3.61m x 2.48m)
With double glazed window to the rear elevation, radiator.

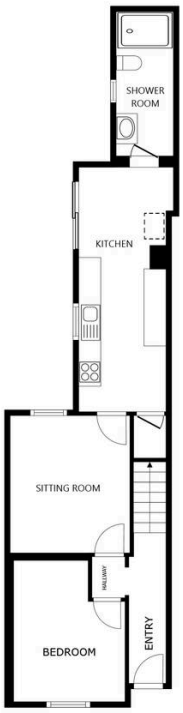
Bedroom Three
12' 9" x 7' 5" (3.89m x 2.25m)
With double glazed window to the side elevation, laminate floor, radiator.

Rear Garden

Courtyard style rear garden with gate to side access.

On Street Parking

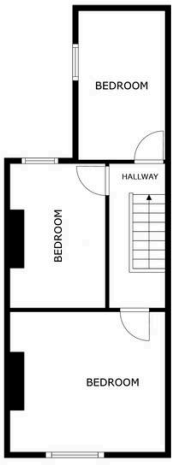
Permit Parking Zones
The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

We'll keep you moving...

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