

# Clarendon Park Road, LE2 3AF

Asking Price: £220,000



Oliver Rayns  
ESTATE AGENTS



DOUGLAS  
HOUSES  
1885

LEITCH  
HOUSES  
1885

Yale

- End Of Chain
- Traditional Victorian Terraced
- Two Generously Sized Double Bedrooms
- Two Spacious Reception Rooms
- Requires Modernisation
- Low Maintenance Rear Garden
- Close To Local Amenities
- Popular Clarendon Park Location

**Presenting a truly remarkable character property boasting two bedrooms, now available on the market for the first time in a century. While it requires modernisation, this unique opportunity comes with the advantage of no onward chain.**

We're thrilled to introduce this spacious two bedroom Victorian character property, distinguished as one of the largest two bedroom homes on the road.

Entering the property through the original timber front door in the bay fronted living room, the living room has an abundance of natural light which flows into the dining room. The kitchen has a range of solid timber base units with a solid timber worksurface over and provides access to the rear garden.

The stairs rise to the first floor which offers two double bedrooms and a fitted bathroom with a shower over the bath, basin, WC and tall airing cupboard.

The ornate frontage sits behind well maintained hedging and a low level brick wall. A block paved pathway leads to the front door. A side alley leads through into the rear. To the rear is a spacious lawned garden providing the ideal low maintenance outdoor space. Privacy is afforded thanks to the brick wall with trellis above and timber fencing.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Oliver Rayns**

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