



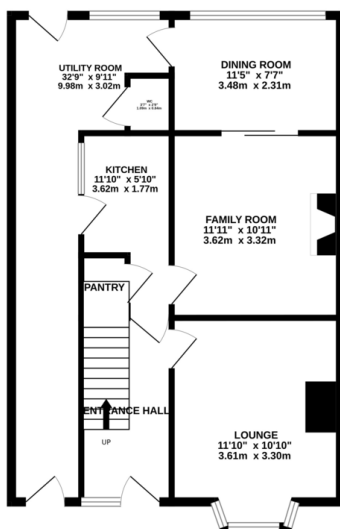
FOR SALE

3 Bed Semi Detached House in Landseer Road, Clarendon Park LE2 3EE
£290,000

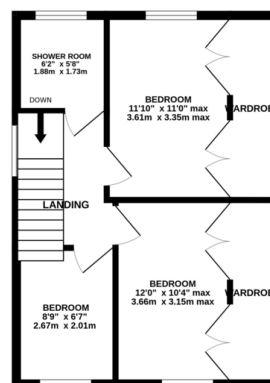
*** No Chain *** Extended semi detached property for sale in Clarendon Park that requires some improvement/modernisation. The accommodation comprises entrance hall, lounge, family room, dining room, kitchen, utility room, downstairs w.c., three bedrooms, modern shower room, off road parking and rear garden.



GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA - 1053 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hergo 02023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Semi Detached
- Extended
- Off Road Parking
- Downstairs W.C.
- Popular Location
- Three Bedrooms
- Modernisation Required

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

