

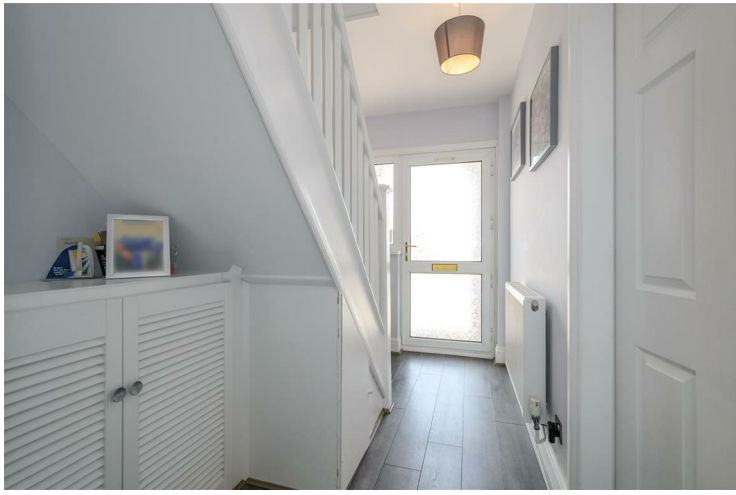


9 Victoria Road, Leicester, LE8 6JY

Offers In The Region Of £250,000

This BEAUTIFULLY presented EXTENDED traditional end terrace home is situated in the Heart of Whetstone Village and has spacious and VERY WELL APPOINTED accommodation briefly comprising: Entrance, Living room, Kitchen/diner, cloak room, Three bedrooms and a Bathroom. Outside: Enclosed rear garden and driveway. Don't miss out on the chance to own this delightful property in Whetstone. Book a viewing today!

Entrance Hall



With double glazed door and window to the front elevation, obscure double glazed window to the side elevation, stairs rising to the first floor and radiator.

Living Room

3.61m x 3.48m



With a bay window to the front elevation, fireplace and radiator.

Additional Image



Open Plan Living / Dining / Kitchen

2.49m x 1.60m



A fitted kitchen with wall and base units, work surfaces, stainless steel sink drainer, electric oven, gas hob and cooker hood over, integrated fridge freezer, integrated dishwasher, spot lighting, radiator and a window to the side elevation.

Additional Image



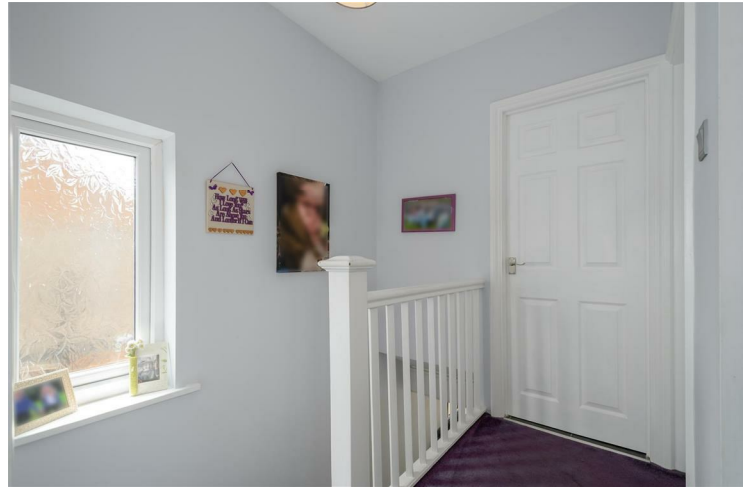
Additional Image



Additional Image



First floor landing



Additional Image



With stairs rising from the hallway, double glazed window to the side elevation and loft access.

Bedroom One
3.71m x 3.17m



Dining Area
5.56m x 3.10m

With windows to the rear and side elevation, radiator and laminate flooring.

With double glazed window to the rear elevation and radiator.

Bedroom Two
3.58m x 3.45m



Rear entrance porch

With a door to the side elevation and radiator.

With double glazed window to the front elevation and radiator.

Cloakroom



Has a low level wc, wash hand basin in a vanity unit, radiator, laminate flooring and double glazed window to the side elevation.

Bedroom Three

2.54m x 2.13m



With double glazed window to the rear elevation and radiator.

Family Bathroom



Has a double glazed window to the front elevation, bath with mixer taps and shower over, low level wc, wash hand basin in a vanity unit, part tiling, spot lights and radiator.

Outside



To the front of the property, there is a gravelled driveway providing off road parking and leading to a carport.

The rear garden is laid largely to lawn with a large raised area of timber decking.

Additional Image



Additional Image



Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
- * FREE market appraisal
- * REALISTIC valuations based on local market knowledge

- * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonstates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

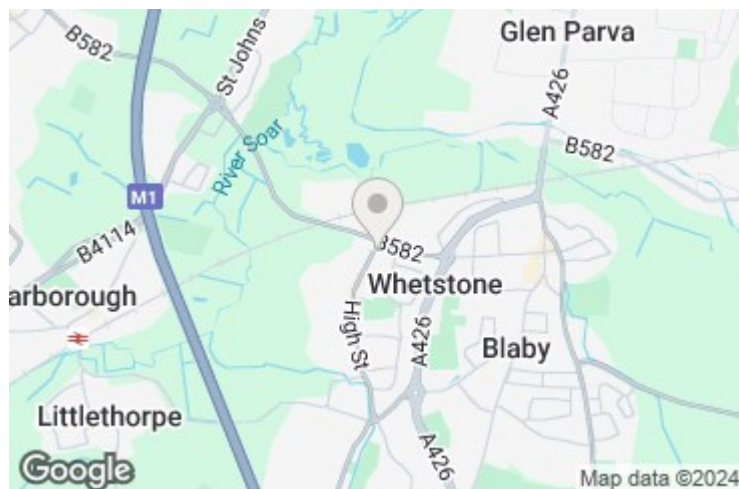
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

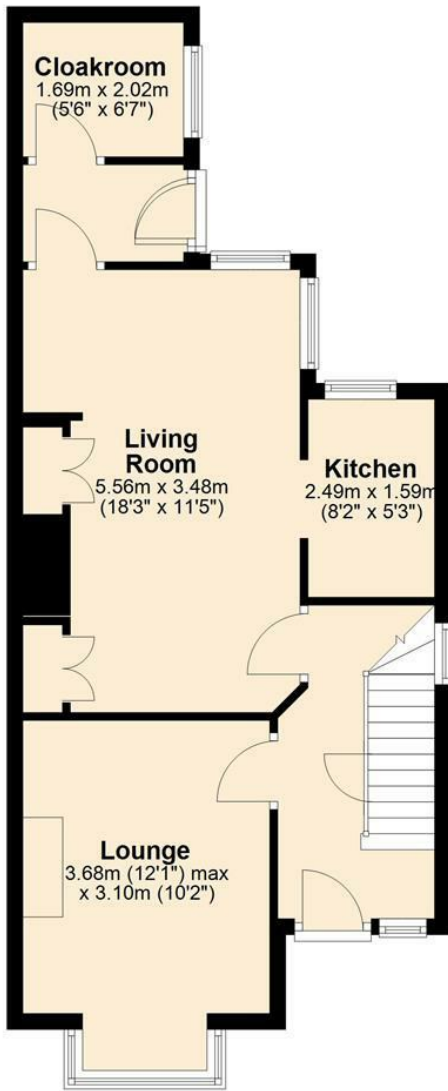
Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



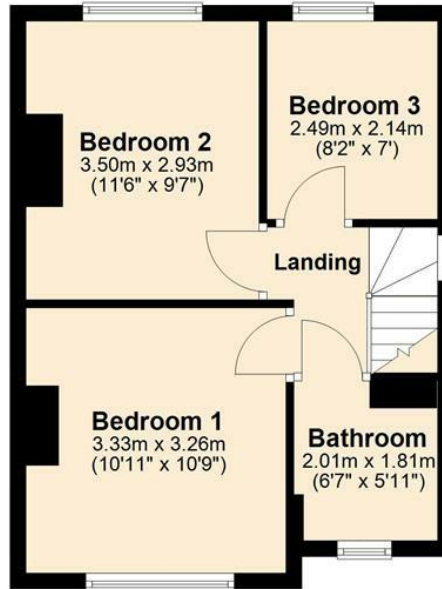
Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



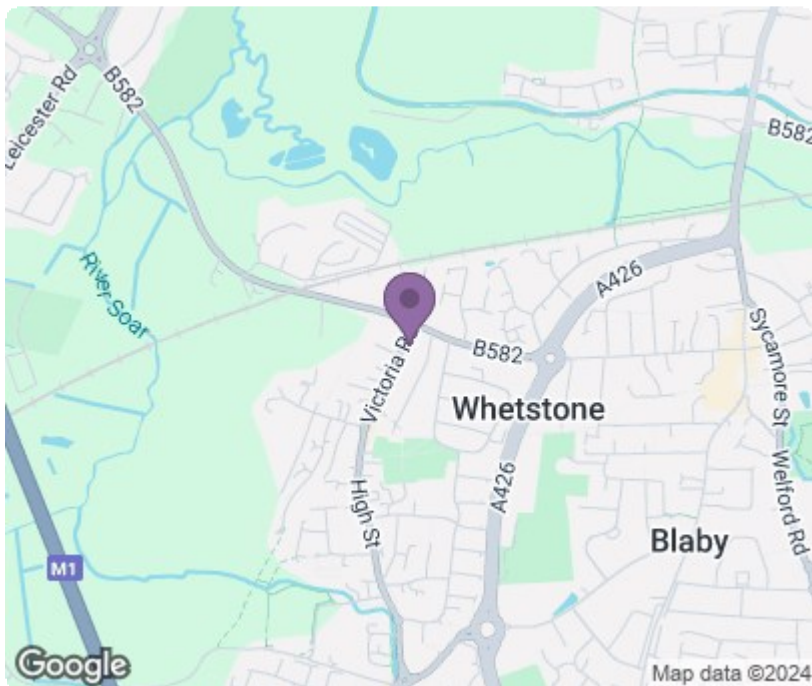
First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



Total area: approx. 84.9 sq. metres (914.4 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
44	84
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	