



51 Salisbury Avenue, Leicester, LE9 3EJ

£259,950

NO CHAIN - A spacious and well presented three bedroomed semi detached home situated in the ever popular South Leicestershire of Croft, enjoying ENVIABLE COUNTRYSIDE VIEWS TO THE REAR! The property, which has undergone some refurbishments, has accommodation briefly comprising: Entrance hallway, Living room, Dining kitchen, Three bedrooms and a Shower room. Outside: GENEROUS rear garden and Driveway parking.

Entrance Hallway

With stairs off rising to the first floor and doors off too all ground floor accommodation. Radiator.

Living Room



With a window to the front aspect, door to the dining kitchen, radiator.

Additional Image



Dining Kitchen



With windows to the rear aspect, the kitchen is fitted with a modern range of eye and base level units with worksurfaces over, a fitted oven hob and extractor, together with space / plumbing for a washing machine and fridge / freezer. Radiator.

Additional Image



Additional Image



First Floor Landing

With doors off to all first floor accommodation.

Bedroom One



With a window to the front aspect, radiator.

Bedroom Two



With a window to the rear aspect, radiator.

View From Above

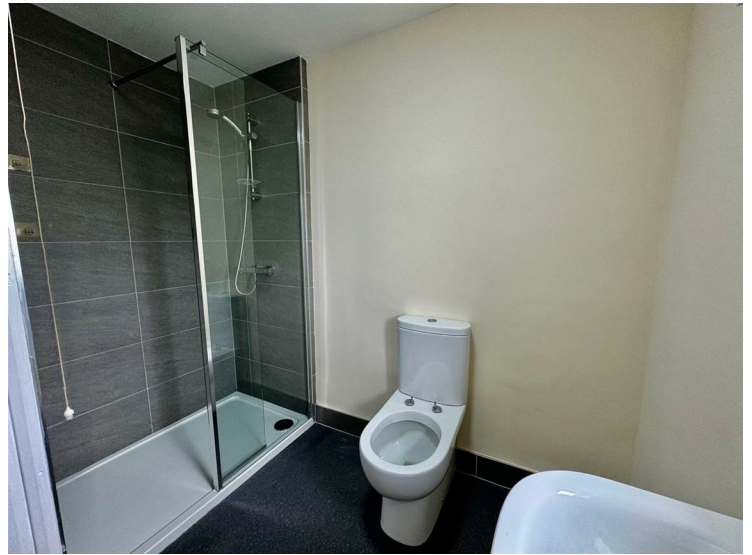


Bedroom Three



With a window to the front aspect, radiator.

Shower Room



With a window to the rear aspect, fitted with a low level w/c, wash basin and shower cubicle. e Radiator.

Outside



A generous area, which with some imagination and planning, could be a fabulous rear garden!

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.carltonestates.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.

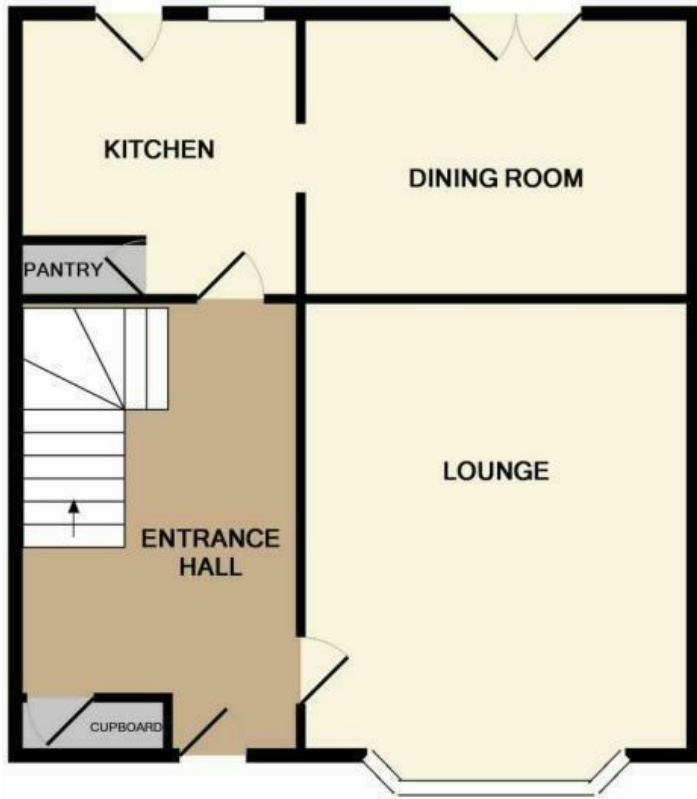
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

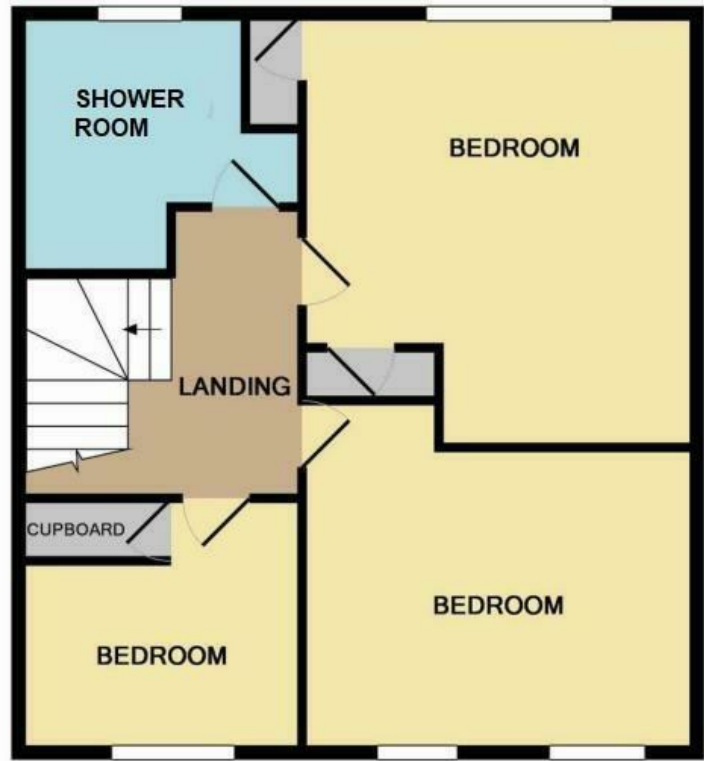
Opening Hours

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



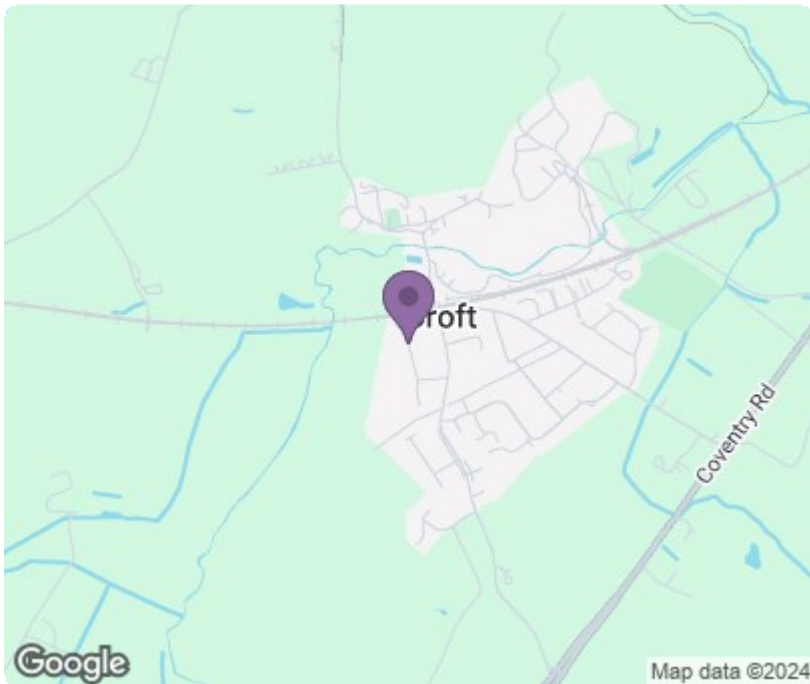


GROUND FLOOR



1ST FLOOR

For illustrative purposes only. Not to Scale. Plan indicates property layout only. Made with Metropix ©2016



Energy Efficiency Rating		Current	Potential
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		83

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		64