



88 Narborough Road, Leicester, LE9 3AW

£195,000

NO CHAIN - Situated in the highly popular South Leicestershire village of Huncote, this well presented traditional Victorian terraced has spacious and well appointed accommodation briefly comprising: Front and Rear reception rooms, Kitchen, Two double bedrooms and a Bathroom. Outside: Enclosed rear garden.

Front Reception Room



With a bay window to the front aspect and a seating area built within, a feature cast iron fireplace and storage units built around this.

Additional Image



Additional Image



Rear Reception Room



With a window to the rear aspect, storage cupboard, stairs leading to the first floor and radiator.

Additional Image



Kitchen



Fitted with a range of wall and base units, roll edge work surface and tiled splashbacks. There is an integrated oven, hob and extractor fan above, double sink unit with drainer, and space and plumbing for appliances. A side door gives access to the rear porch.

Additional Image



Bathroom



Rear Porch

With French doors to the garden.

First Floor Landing

Giving access to all first floor accommodation.

Bedroom One



With a window to the front aspect, storage cupboard and radiator.

Bedroom Two



With a window to the rear aspect, storage cupboard and radiator.

With an obscure glazed window to the rear aspect, fitted with a pedestal wash hand basin, low level WC and bath with shower over. Radiator.

Outside



The rear garden is laid mainly to patio with planted borders, raised beds and a brick built barbecue area. A side gated gives access to the front of the property.

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.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.

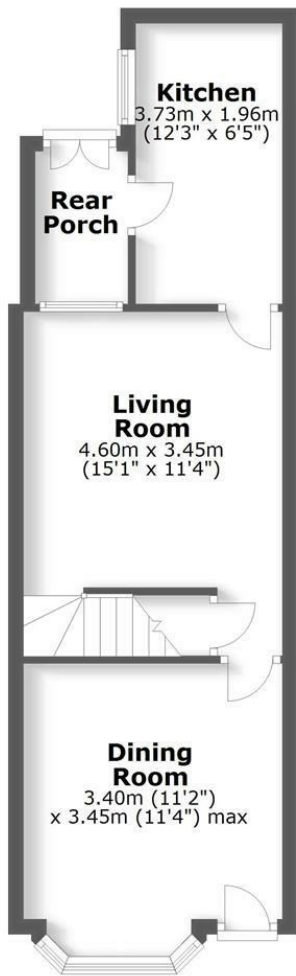
Opening Hours

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



Ground Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 74.6 sq. metres (803.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
<p>Vary energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>87</p> <p>60</p> <p>EU Directive 2002/91/EC</p>

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Vary environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>EU Directive 2002/91/EC</p>