



**27 Meteor Way, Leicester, LE8 6AD**

**£225,000**

CALLING ALL FIRST TIME BUYERS / BUY TO LET INVESTORS - A beautifully presented and well appointed modern END townhouse with two DOUBLE bedrooms! The accommodation briefly comprises: Living room, Dining kitchen, Ground floor w/c, Two bedrooms and a Bathroom. Outside: Enclosed rear garden and DRIVEWAY parking.

## Living Room



With a window to the front aspect, doors to the kitchen and w/c, stairs rising to the first floor. Radiator.

## Additional Image



## Dining Kitchen



With double opening French doors to outside, fitted with a modern range of eye level and base level storage units with worksurfaces over. There is a fitted electric oven with a gas hob and extractor hood

over, together with space / plumbing for a fridge / freezer and a washing machine. Radiator.

## Additional Image



## Ground Floor Wc



Fitted with a low level w/c and wash basin. Radiator.

## First Floor Landing

With doors off to all first floor accommodation.

## Bedroom One



With a window to the front aspect, radiator.

### Additional Image



## Bedroom Two



With a window to the front aspect, fitted wardrobes, radiator.

## Bathroom



With a window to the side aspect, fitted with a modern suite to include a low level w/c, wash basin and a bath with a shower over. Heated towel rail / radiator.

## Outside



The enclosed and low maintenance rear garden is laid largely to artificial turf with a paved patio area and a raised area of timber decking.

To the front of the property is driveway parking.

### Additional Image



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

### 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.

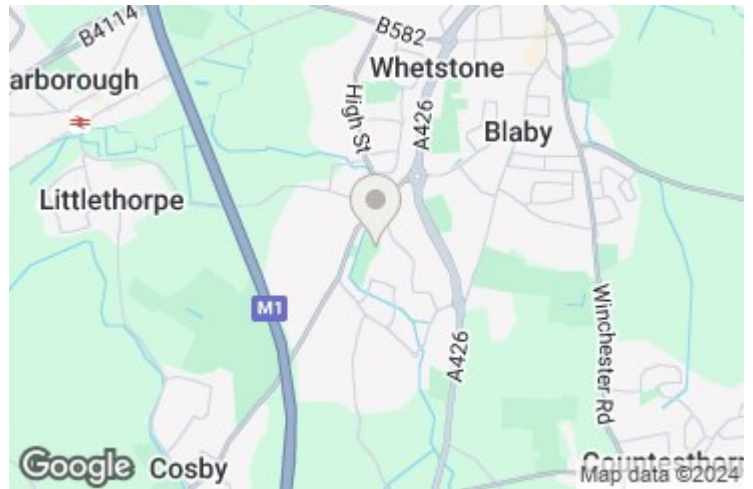
10 GOOD reasons to choose Carlton Estates:

- \* 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](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

### Notes For Purchasers

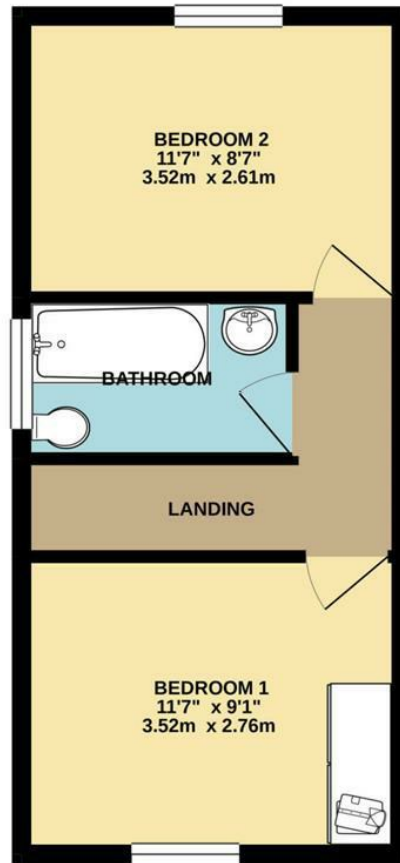
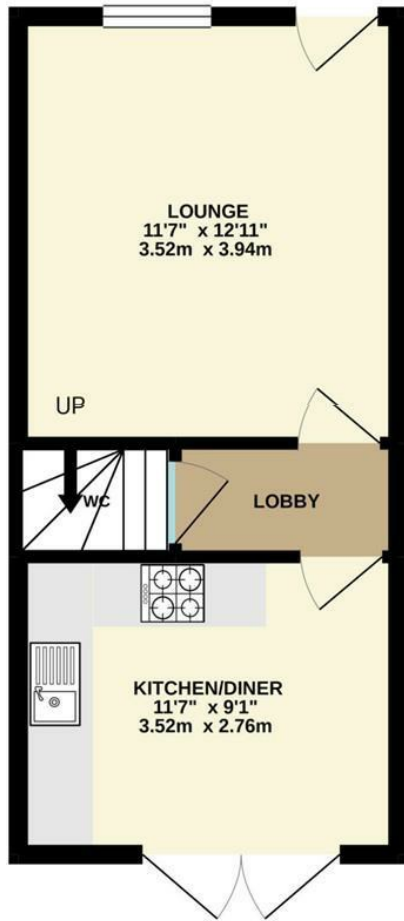
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage



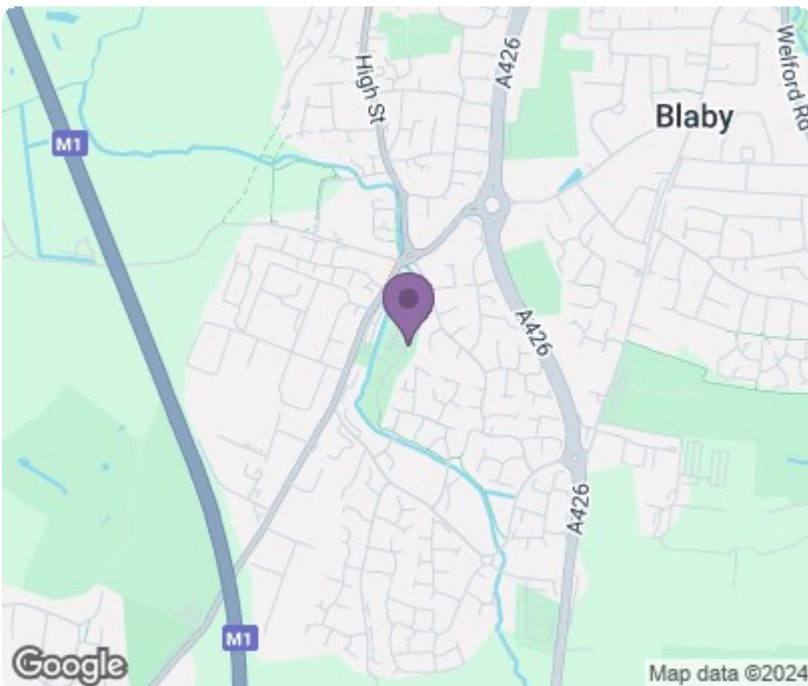
GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.7 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		82	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	