



**14 Portland Street, Leicester, LE9 1TE**

**£210,000**

Offered for sale with NO CHAIN this three bedroom mid terraced property in the popular South Leicestershire village of Cosby, whilst requiring some refurbishment, offers lots of potential and would make an ideal family home or investment buy. The property boasts a wealth of period features and briefly comprises: entrance hall, open plan living and dining room, fitted kitchen, bathroom and three bedrooms. To the rear is a large garden which is a particular feature of this property.

### Entrance Hall

Entered via a composite front door, the entrance hall has a feature tiled floor, stairs to the first floor, door to the dining room and radiator.

### Living Room

With a wooden boarded floor, a large window to the front aspect, feature fireplace with a wood burning stove, radiator and open arch to the dining room.

### Dining Room

With a wooden boarded floor, window to the rear aspect, feature fireplace, radiator and door to the kitchen.

### Kitchen

Fitted with a range of wall and base units with wooden work surfaces over, a double Belfast sink, integrated double oven, gas hob, and space and plumbing for a washing machine and fridge. There are two windows to the side access and a door giving access to the rear garden. Door to the bathroom and radiator.

### Bathroom

With an obscure window to the side aspect, the bathroom is fitted with a low level wc, sink in a fitted vanity unit and bathroom with shower over and glass screen. There is a heated towel rail and tiled floor.

### Stairs and Landing

With a wooden boarded floor to the landing and 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.

### Bedroom Three

With a window to the rear aspect, radiator.

### Outside

The large rear garden has several patio areas with the remainder laid out to lawn with mature trees and scrubs.

### 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 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.





Ground Floor

Approx. 48.8 sq. metres (525.1 sq. feet)



First Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



Total area: approx. 98.2 sq. metres (1057.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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	