



12 Cornwall Street, Leicester, LE19 4NF

£224,950

NO CHAIN - A SUPERBLY PRESENTED traditional terraced home in EXCELLENT condition inside and out AND BENEFITTING FROM OFF ROAD PARKING! Maintained to exacting standards by the current vendors, this property has spacious accommodation briefly comprising: Entrance, Open plan living and dining areas, Modern kitchen. First Floor: Two double bedrooms and a Modern bathroom. Outside: Courtyard style rear garden and Driveway.

Entrance

Open Plan Living / Dining Room



The living area has window to the front aspect, stairs off rising to the first floor, radiator.

The dining area has a window to the rear aspect, opening to the kitchen, radiator.

Additional Image



Additional Image



Additional Image

Kitchen



With a window to the rear aspect and a door giving outside access, the modern kitchen is fitted with a range of eye level and base level units with worksurfaces over and matching upstands. There is a fitted electric oven with gas hob and extractor hood over together with a range of integrated white goods.

First Floor

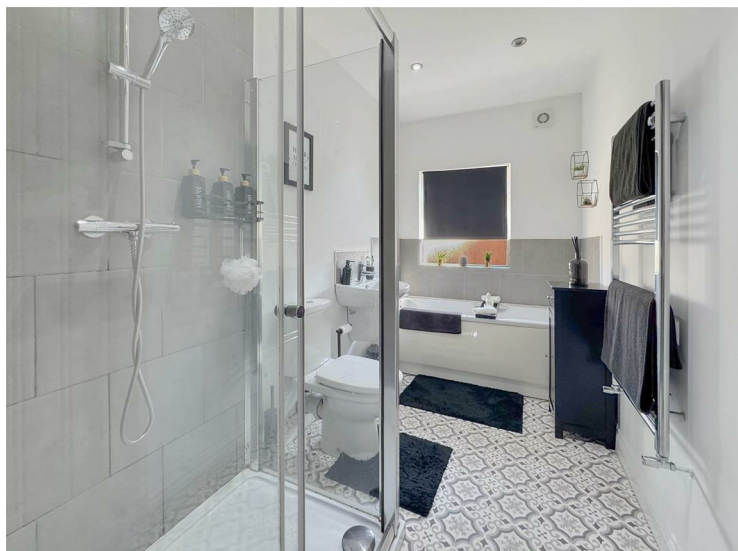
With doors off to both bedrooms.

Bedroom



With a window to the rear aspect, storage, door to the bathroom, radiator.

Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin, bath and separate shower cubicle. Heated towel rail / radiator.

Bedroom



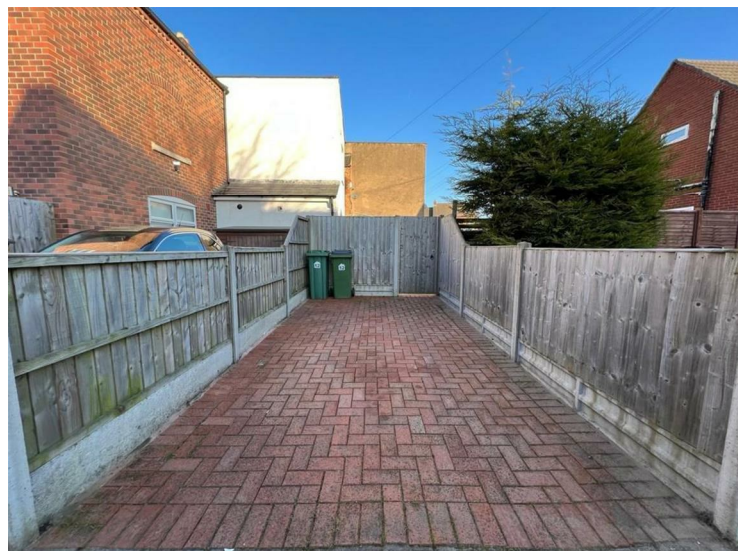
With a window to the front aspect, radiator.

Outside



Enclosed rear garden laid to a paved finish with gated access leading to the block paved driveway.

Driveway



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.

Offer Procedure

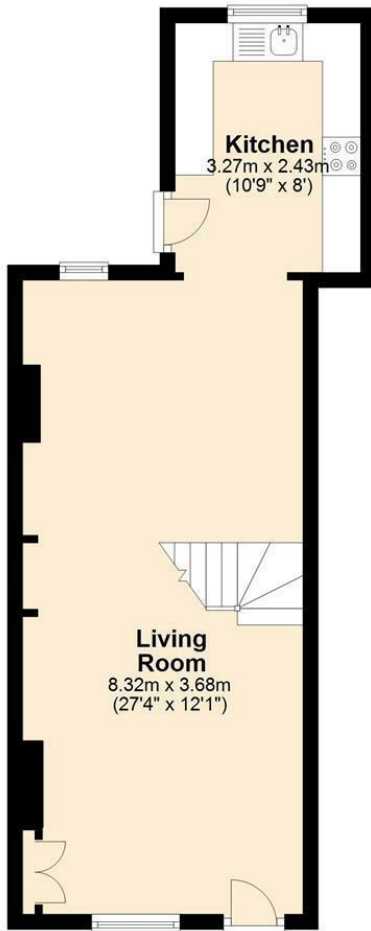
If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

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



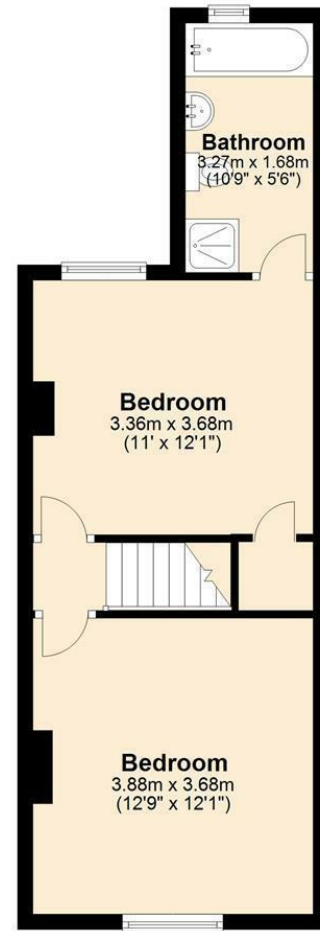
Ground Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



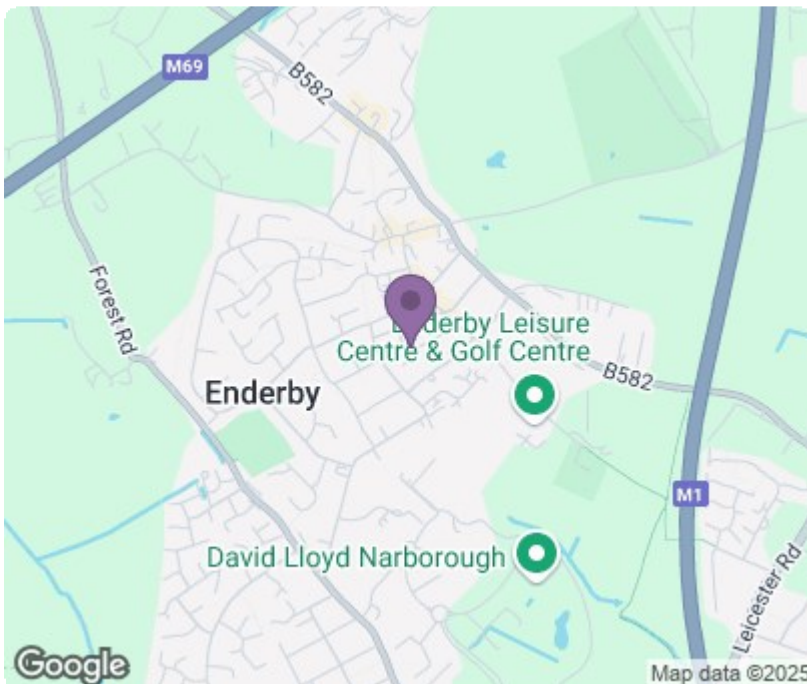
First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Total area: approx. 74.9 sq. metres (806.7 sq. feet)

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



Energy Efficiency Rating	
Current	Potential
Very 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	
	87
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very 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