



24 Abbey Road, Leicester, LE19 2DA

£289,950

This GENEROUSLY SIZED three-bedroom home is available with NO CHAIN and offers SCOPE for modernisation and improvement. The accommodation briefly comprises: Entrance hallway, WC, LARGE through living/dining room, Conservatory, and Kitchen. First Floor: THREE good-sized bedrooms and Bathroom. Outside: LARGE rear garden, Detached garage, Lean-to, and Driveway parking. While some updating is required, the property has already benefitted from a full new roof (December 2024) and a new central heating system installed in recent years, providing a solid foundation for future improvements.

Entrance Hallway

With stairs rising to the first floor and doors leading to the downstairs WC, living room and kitchen. There is a separate storage cupboard for shoes.

WC

With a window to the front aspect, fitted with a low level WC and a pedestal wash basin. Radiator.

Living Room

With a bay window to the front aspect, feature fireplace, doors to the dining area. Radiator.

Dining Room

With a door to the kitchen and French doors to the conservatory. Radiator.

Kitchen

With a window to the rear aspect and doors to the dining room, pantry cupboard and a uPvc door leading to the lean-to.

Conservatory

Of block, brick and Upvc construction, with doors leading to the rear garden.

Landing

With doors leading to all first floor accommodation and an airing cupboard.

Bathroom

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

Bedroom One

With windows to the rear aspect, built in wardrobes and a radiator.

Bedroom Two

With windows to the front aspect, built in wardrobes and a radiator.

Bedroom Three

With windows to the front aspect, built in wardrobe and bed, radiator.

Outside

To the side of the house is a carport, which provides access to the rear garden and the detached single garage. The rear garden is set over two levels and is largely laid to lawn with a selection of bushes and shrubs bordering the garden. The lower level is paved and wraps around to the lean-to.

To the front of the property is driveway parking for up to two cars.

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.

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

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.

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.

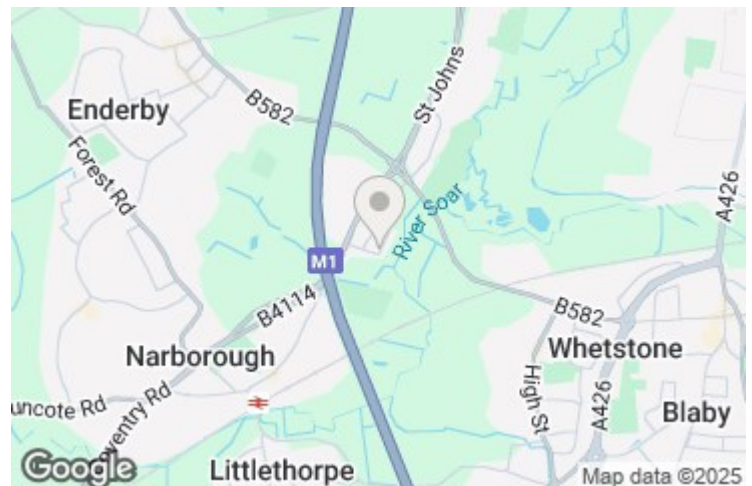
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

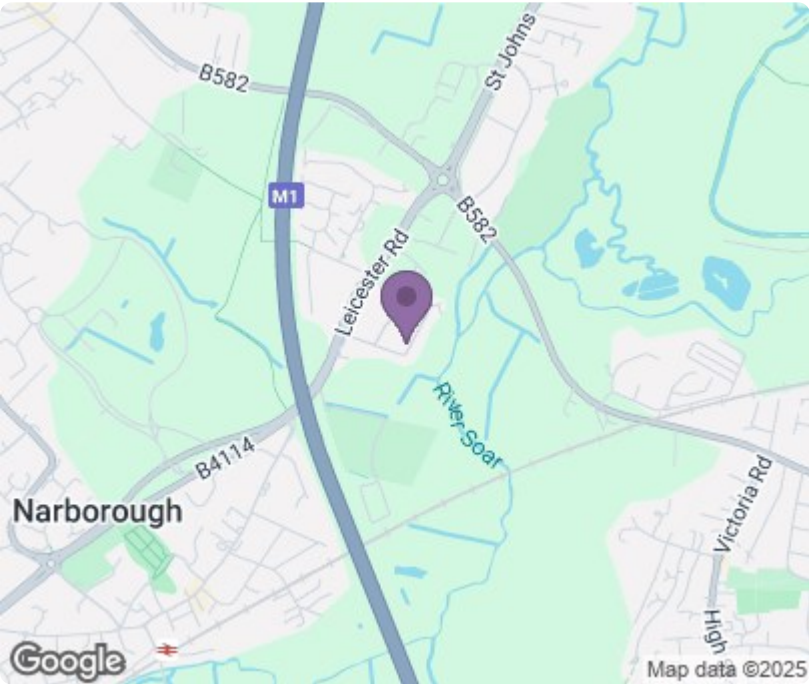
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		