



47 Victoria Road, Leicester, LE8 6JY

£229,950

This BEAUTIFULLY presented traditional terraced home is situated in the Heart of Whetstone Village and has spacious and VERY WELL APPOINTED accommodation briefly comprising: Living room, Dining room, Kitchen, Two bedrooms and a Bathroom. Outside: Enclosed rear garden with a brick built outhouse, and a driveway. Don't miss out on the chance to own this delightful property in Whetstone!

Living Room

Entered via a uPVC front door, with a bay window to the front aspect, log burner and a door leading to the stairs and dining room. Radiator.

Dining Room

With a window to the rear aspect, a door leading to the kitchen and a storage cupboard. Stairs rising to the first floor.

Kitchen

With windows to the side aspect and a door leading to the rear garden. The kitchen is fitted with a range of wall and base units with worksurfaces over. There is a built in electric oven and grill and a gas hob with an extractor over. There is space/plumbing for a washing machine and an under counter fridge and freezer. Radiator.

Landing

With doors leading to all first floor accommodation and loft access.

Master Bedroom

With a window to the front aspect, radiator.

Bedroom Two

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

Bathroom

With a window to the rear aspect, the bathroom is fitted with a modern suite to include a low level wc, hand wash basin with storage under, a walk in shower unit with a rainfall shower and a bath. Heated towel rail / radiator.

Outside

The rear garden is laid largely to lawn with a patio area. There is a brick built outhouse at the end of the garden, which is currently used a gym.

To the front of the property is Driveway parking for one car.

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.

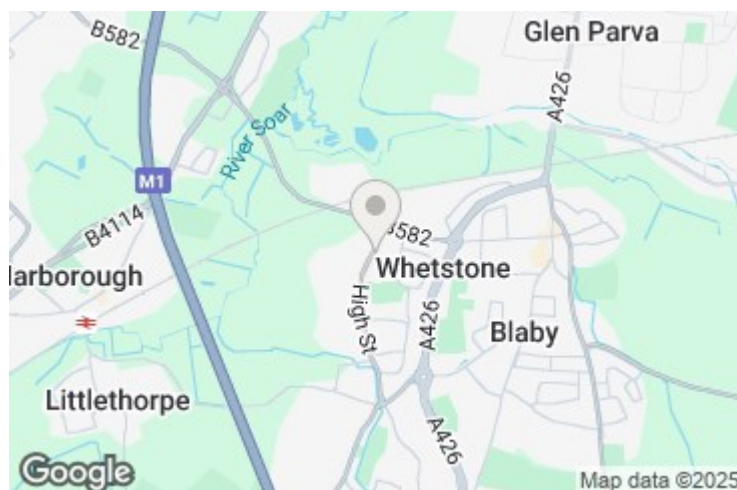
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

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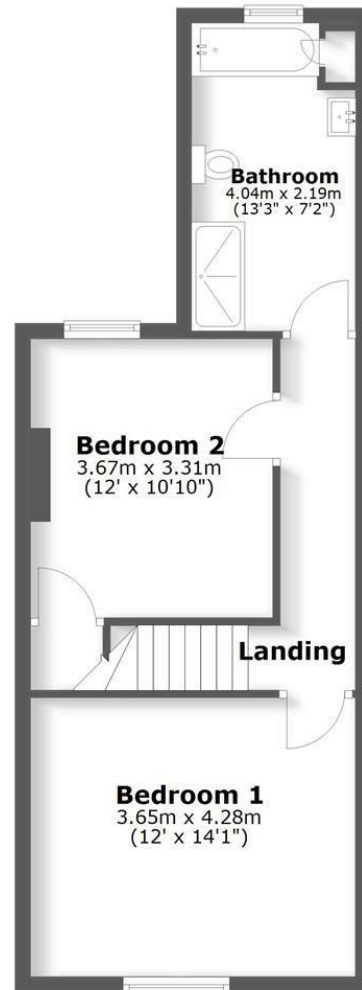
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Ground Floor



First Floor



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	
66	79
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	