



**30 South Avenue, Leicester, LE3 3FW**

**Offers In The Region Of £224,950**

**NO CHAIN!** This property, whilst in need of general modernisation, offers spacious accommodation, which subject to planning could be extended, sits within a sought after location and briefly comprises: Entrance hallway, Two reception rooms, Kitchen, Three bedrooms and a Bathroom. Outside: Generous and enclosed rear garden, Garage and Driveway parking. **MUST BE SEEN!**



### Entrance Hallway

Entered via a uPvc door, with a window to the side aspect stairs riding off to the first floor and doors leading to all ground floor accommodation. With a small under stairs cupboard housing the meters.

### Living Room



With a window to the front aspect, built in cupboard in the chimney wall, radiator.

### Dining Room

With sliding doors opening to the rear garden, feature fireplace, radiator.

### Kitchen



With a window overlooking the rear garden and a door leading outside. The kitchen is fitted with a range of wall and base units with worksurfaces over and has a pantry cupboard allowing further storage. There is space/plumbing for an oven and hob, fridge/freezer and washing machine.

### First Floor Landing

With an obscure window to the side aspect, with doors leading to all first floor accommodation and loft access.

### Bedroom One



With a window to the rear aspect, radiator.

### Additional Image

### Bedroom Two



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

### Additional Image





### Bedroom Three



With a window to the front aspect, radiator.

### Bathroom



With an obscure glazed window to the rear aspect, fitted with a low level w/c, pedestal wash hand basin and bath with shower over and airing cupboard.

### Outside



The front of the property is paved with a large driveway area leading

to the garage.

To the rear is an enclosed garden laid largely to lawn with a paved pathway planted area. There is a garage alongside an outside WC and shed/outbuilding.

### Additional Image



### 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.

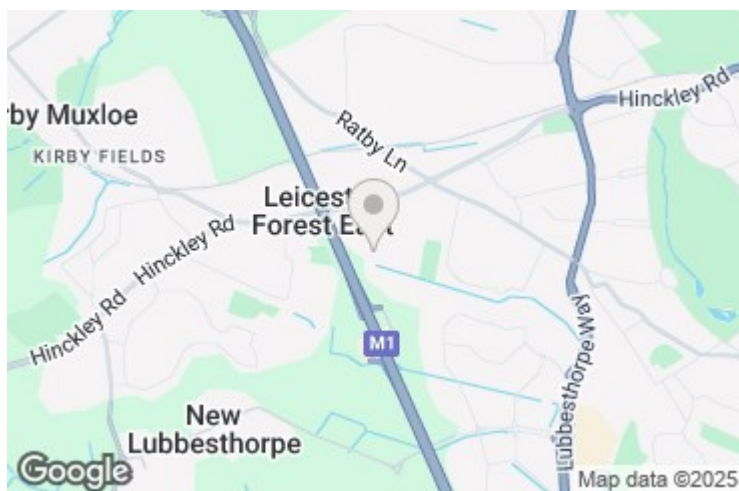
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

### Opening Hours

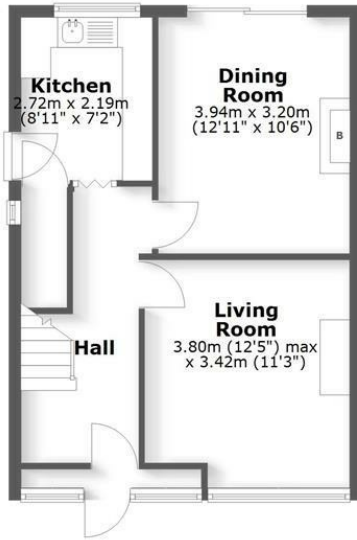
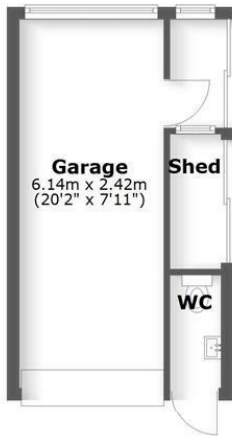
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





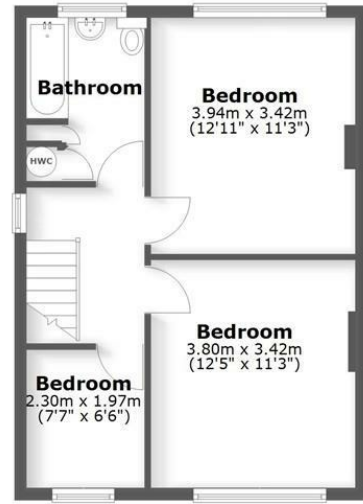
## Ground Floor

Main area: approx. 43.0 sq. metres (463.1 sq. feet)  
Plus outbuildings, approx. 20.7 sq. metres (222.9 sq. feet)

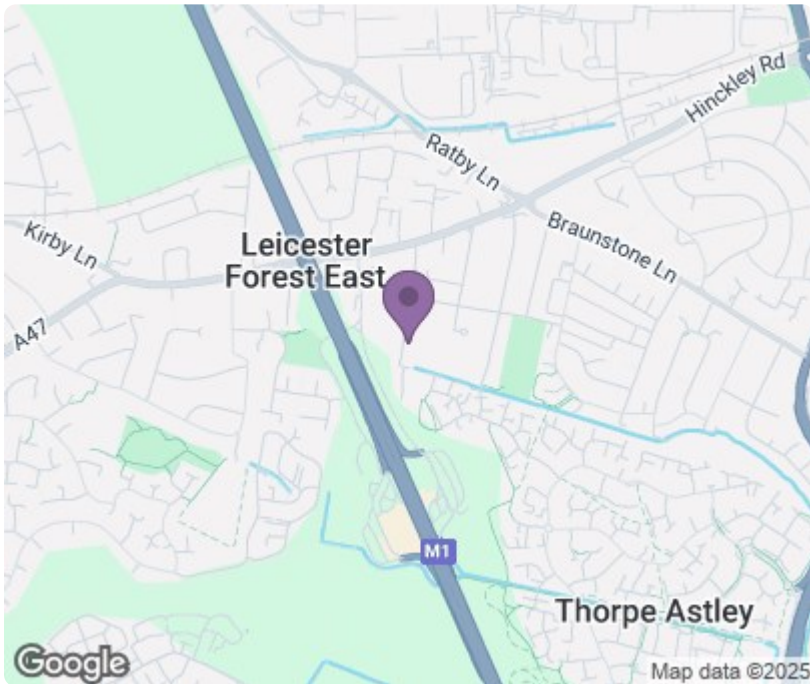


## First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Main area: Approx. 86.0 sq. metres (926.1 sq. feet)  
Plus outbuildings, approx. 20.7 sq. metres (222.9 sq. feet)



| Energy Efficiency Rating  |                         |
|---|-------------------------|
| Current   | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |                         |
|   | 75                      |
| 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<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
|   |                         |
| England & Wales   | EU Directive 2002/91/EC |