CARLTON ESTATES
8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS









1A Hillsborough Crescent, Leicester, LE2 9PU

£235,000

This property, while requiring general modernisation, is ideally located in a highly sought-after area and offers surprisingly spacious accommodation. The interior briefly comprises an inviting entrance hallway, a generous living and dining room, two well-proportioned double bedrooms, and a bathroom.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space, along with driveway parking and a garage.

Entrance Hallway
With doors leading off to all accommodation and a radiator.

Kitchen
With a window to the side aspect, the kitchen is fitted with a range of eye and base level storage units with rolled worksurfaces over and tiled splashbacks. There is a fitted gas hob, electric oven and space/plumbing for a range of white goods.

Living/Dining Room
With dual aspect windows to the front and side, and two radiators.

Bedroom One
With a window to the rear aspect and a radiator.

Bedroom Two
With a window to the rear aspect, fitted wardrobes and a radiator.

Bathroom
With a window to the side aspect, fitted with a low level WC, pedestal wash basin and a bath with an electric shower over. Radiator.

Outside
The enclosed rear garden has a paved patio area, raised flower beds and gated access to the front of the property.
To the front of the property is driveway parking for numerous cars and access to a single garage.

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.

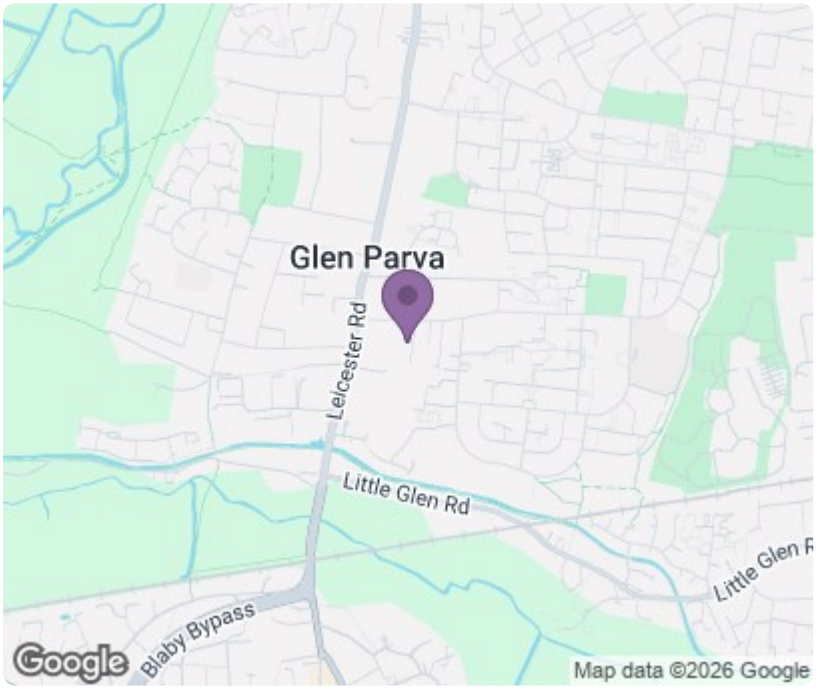
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

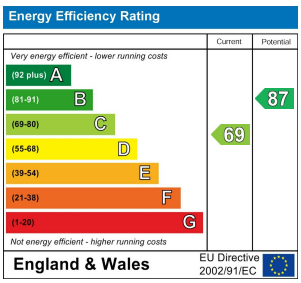
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

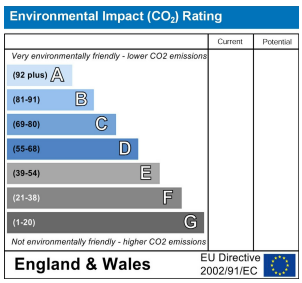
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

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









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