



**34 Westover Road, Leicester, LE3 3DU**

**£225,000**

**NO CHAIN!** This property, whilst in need of some general modernisation, sits in a convenient and sought after location! With spacious accommodation, briefly comprising: Porch, Hallway, Living and Dining room, Conservatory, Kitchen. First Floor: Three good sized bedrooms and a Bathroom. Outside: Enclosed rear garden, Garage, Covered side passage and Driveway parking. **MUST BE SEEN!**

## Porch

### Entrance Hallway



With stairs off rising to the first floor, a cupboard housing the meters and a door to the living room. Radiator.

### Living Room



With a bay window to the front aspect, a feature fireplace and a radiator.

### Additional Image



## Dining Room



With a door to the kitchen, sliding doors to the conservatory and a radiator.

## Kitchen



With a window to the rear aspect and a door to the side passageway. Fitted with a range of eye level and base level storage units with space / plumbing for a range of appliances.

## Conservatory



A further versatile living space with views over the rear garden and doors to outside.

## Landing

With doors off to all first floor accommodation.

## Bedroom One



With a bay window to the front aspect, fitted wardrobes and a radiator.

## Bedroom Two



With a window to the rear aspect, fitted wardrobe which also house the boiler and a radiator.

## Bedroom Three



With a window to the front aspect, fitted wardrobes and a radiator.

## Bathroom



With a window to the rear aspect, fitted with a low level w/c, pedestal wash basin and a bath. Radiator.

## Outside



The enclosed rear garden is laid largely to lawn with mature surrounding borders and a paved patio area.

To the side of the property is a garage - please note we understand that the roof of the garage is made of asbestos and has been damaged.

To the front of the property is driveway parking.

### Additional Image



### 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 (2) or all of an offer or contract.

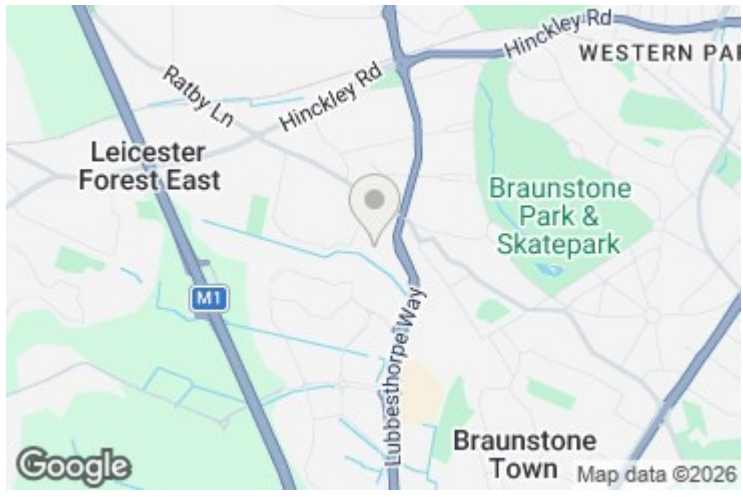
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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.

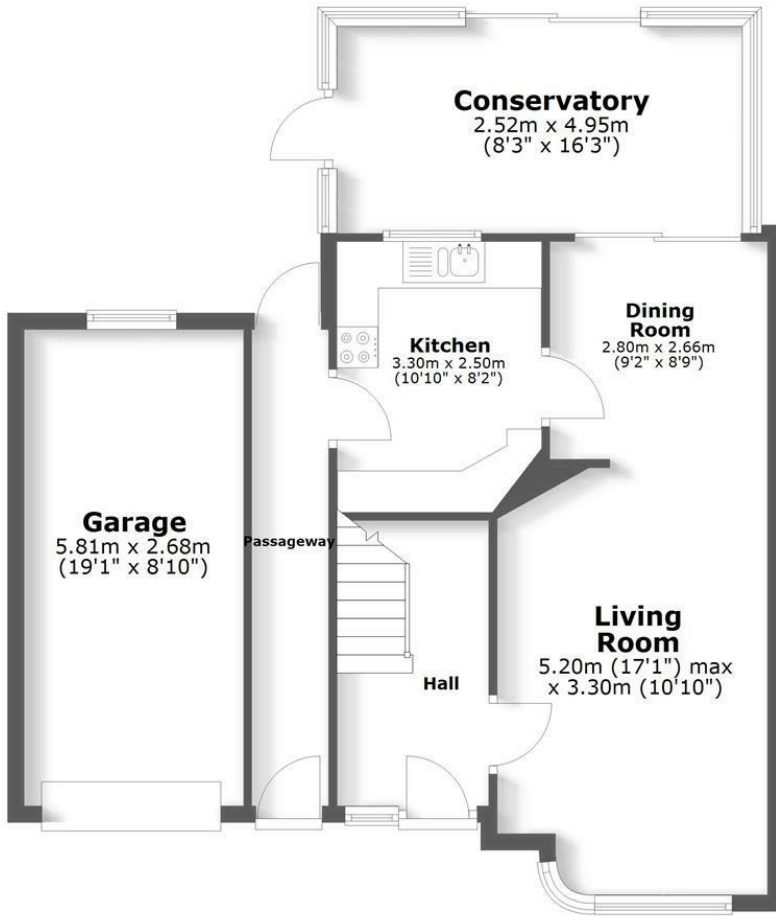
## Opening Hours

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



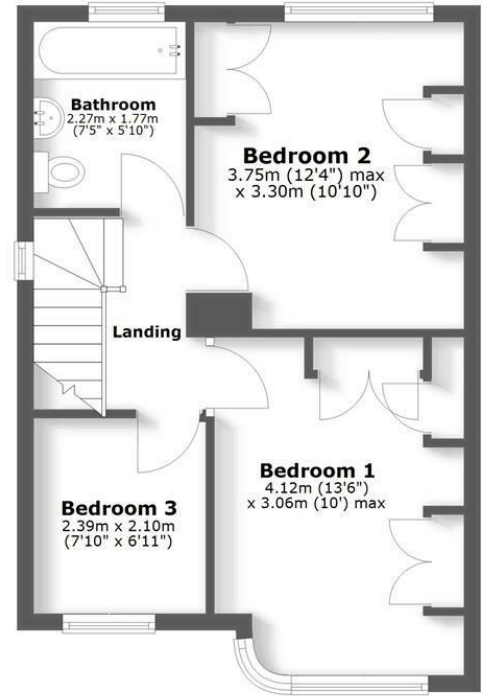
## Ground Floor

Approx. 39.8 sq. metres (427.9 sq. feet)

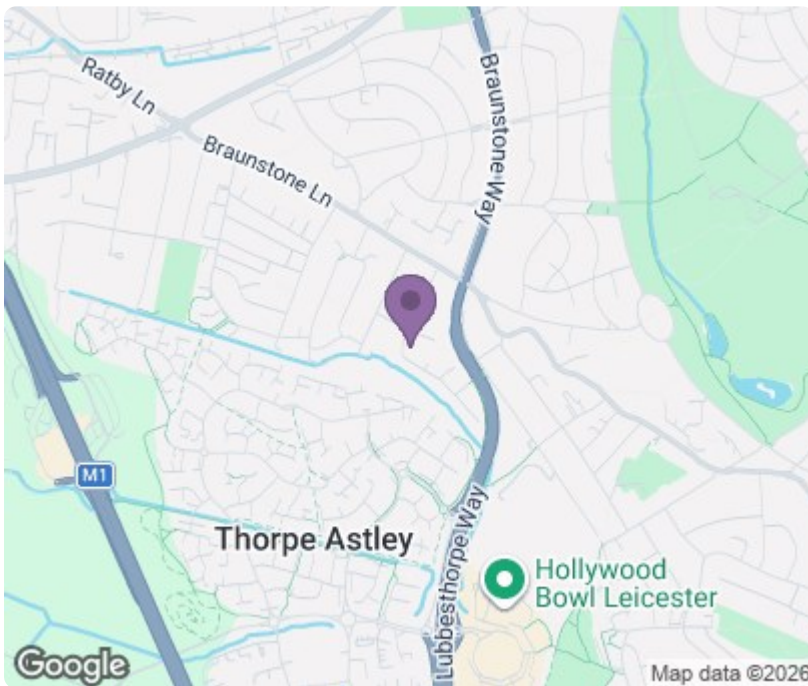


## First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 79.6 sq. metres (856.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
69	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC