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

> SALES & LETTINGS









61 Hawkesbury Road, Leicester, LE2 8EQ

£180,000

NO CHAIN - Situated within easy reach of Leicester City Centre, this charming Victorian home retains a wealth of charm and character with spacious and well appointed accommodation briefly comprising: Entrance, Two reception rooms, Kitchen, Two double bedrooms and a Bathroom. Outside: Low maintenance rear garden.

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

Second Reception Room
With a window to the rear aspect, stairs rising to the first floor and a door to the kitchen. Radiator.

Kitchen
With a window and door to the side aspect, fitted with a range of wall and base storage units, a fitted oven and hob with extractor over and space/plumbing for a washing machine and fridge freezer.

Landing
With doors off to all first floor accommodation.

Bedroom
With a window to the front aspect, a built in wardrobe and a radiator.

Bedroom
With a window to the rear aspect, a built in wardrobe and a further storage cupboard with loft access inside. Radiator.

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

Outside



To the rear is a courtyard which is low maintenance, with access to an outside store and a gate leading through to alley through to the front of the property.

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.

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.

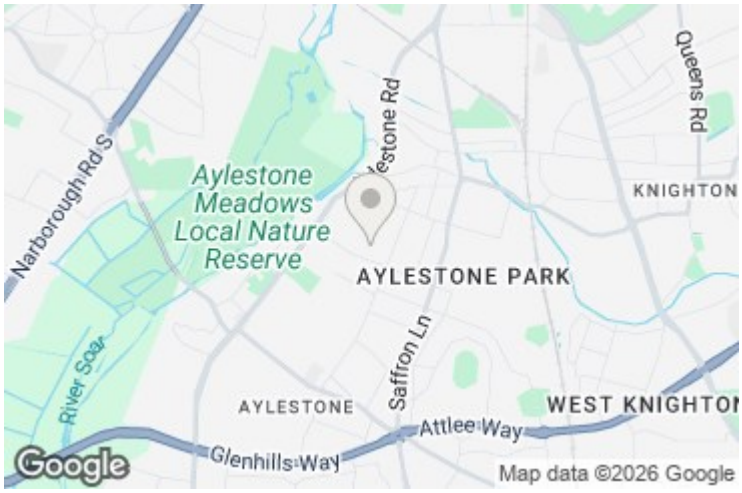
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

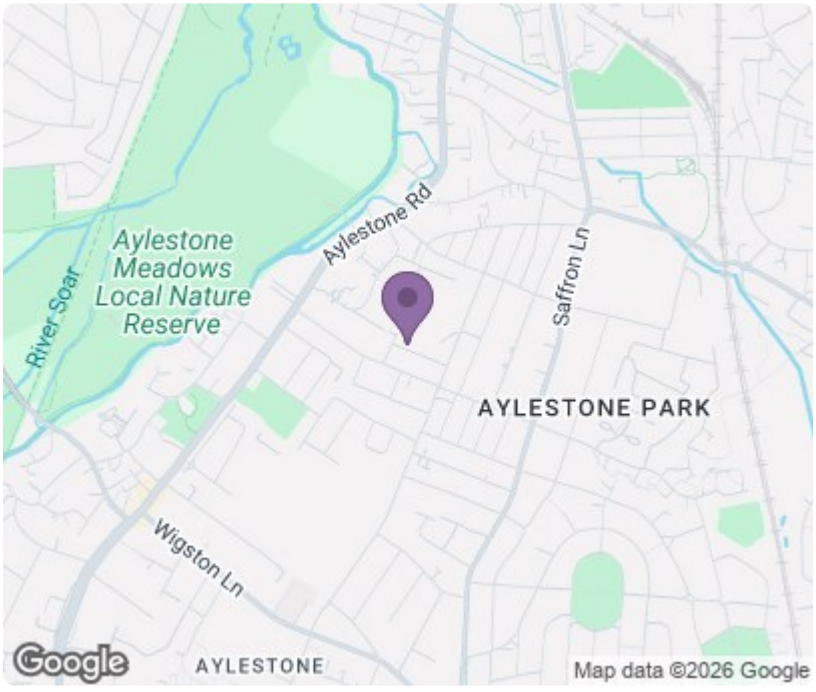
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

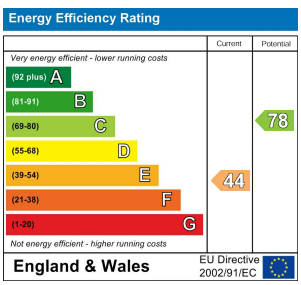
Mortgages
Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

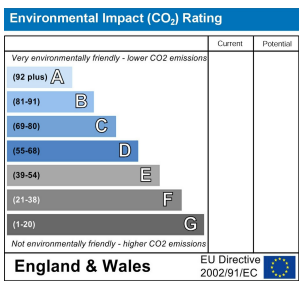
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Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.
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