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

> SALES & LETTINGS









3 Princess Street, Leicester, LE19 2DH

£219,950

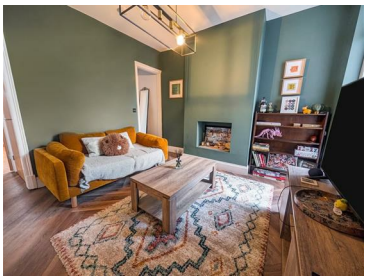
A beautifully presented traditional Victorian terraced home in the heart of Narborough. The accommodation comprises two reception rooms, a kitchen, two good-sized bedrooms and a bathroom. To the rear is a generous garden, offering plenty of space to enjoy outdoors. Full of character and presented to a lovely standard, this is a home that really must be seen.

Front Reception Room



With a window to the front aspect, radiator.

Rear Reception Room





With a door to outside, a storage cupboard and the kitchen, radiator.

Kitchen



With a window to the side aspect, fitted with a range of modern eye level and base level storage units with worksurfaces over and tiled splashback. There is a fitted electric oven and hob with an extractor hood over, dishwasher and space / plumbing for a fridge / freezer and a washing machine. Radiator.

First Floor Landing

With doors off to all first floor accommodation and access to the loft space.

Bedroom One



With a window to the front aspect, air conditioning, radiator.

Bedroom Two



With a window to the rear aspect, radiator.

Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin and a bath with shower over and glass screen. Heated towel rail / radiator

Outside




The enclosed and generous rear garden is laid largely to lawn with a raised area of timber decking and two brickbuilt outhouses.

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.

Opening Hours

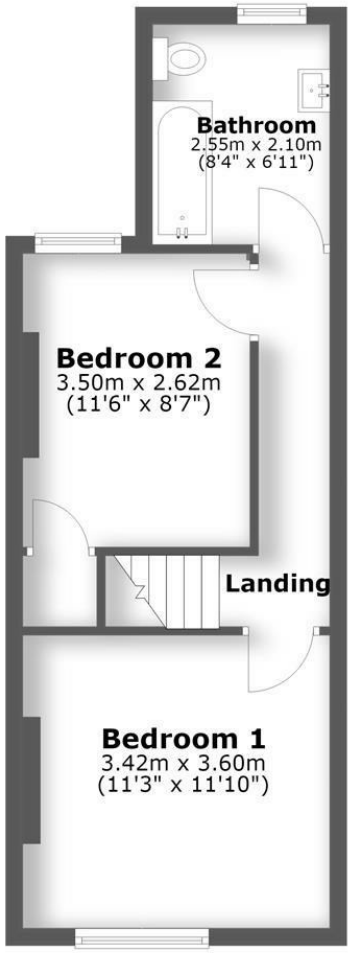
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Ground Floor
Approx. 33.9 sq. metres (365.4 sq. feet)

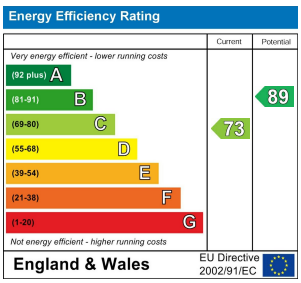


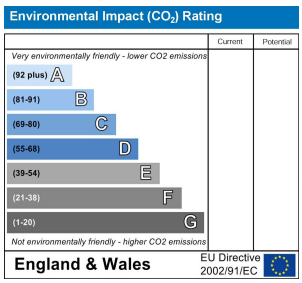
First Floor
Approx. 34.0 sq. metres (365.7 sq. feet)



Total area: approx. 67.9 sq. metres (731.0 sq. feet)







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