CARLTON ESTATES
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0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS







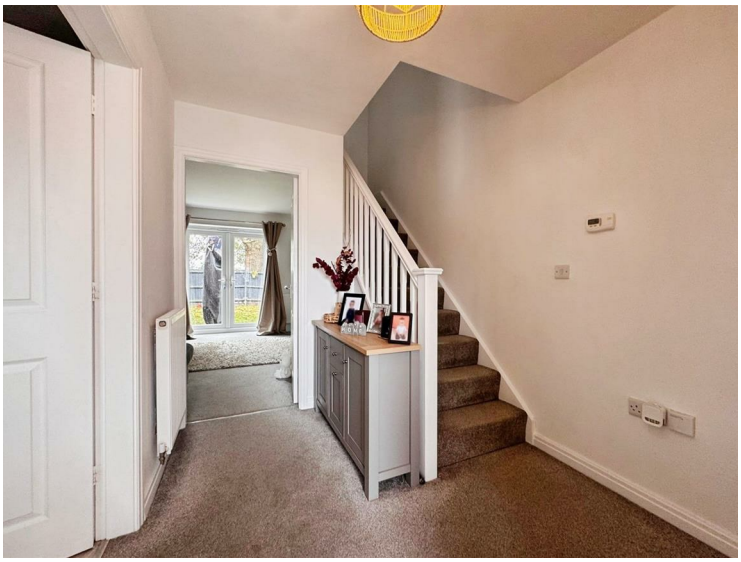


36 Wright Road, Leicester, LE9 4AL

£230,000

A beautifully appointed and well-maintained two-bedroom semi-detached home, situated in a quiet yet convenient location. The spacious accommodation briefly comprises: Entrance hallway, Living / dining room, Modern kitchen and Ground floor w/c. First Floor: Two good-sized bedrooms and a Modern bathroom. Outside: Private rear garden and driveway parking. MUST BE SEEN!

Entrance Hallway



With stairs riding to the first floor and doors leading to all ground floor accommodation.

Kitchen



With a window to the front aspect, fitted with a range of wall and base level storage units with work surfaces over. The kitchen has a fitted electric oven, gas hob and extractor over and there is space/plumbing for a fridge freezer and a washing machine.

Lounge





With patio doors opening onto the rear garden, a door to a storage cupboard and a radiator.

WC

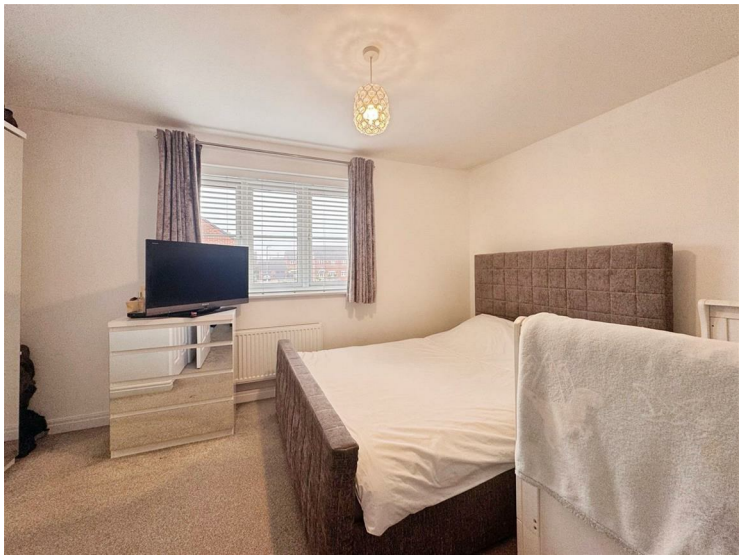


With a window to the front aspect, fitted with a low level WC, pedestal wash basin and a radiator.

Landing

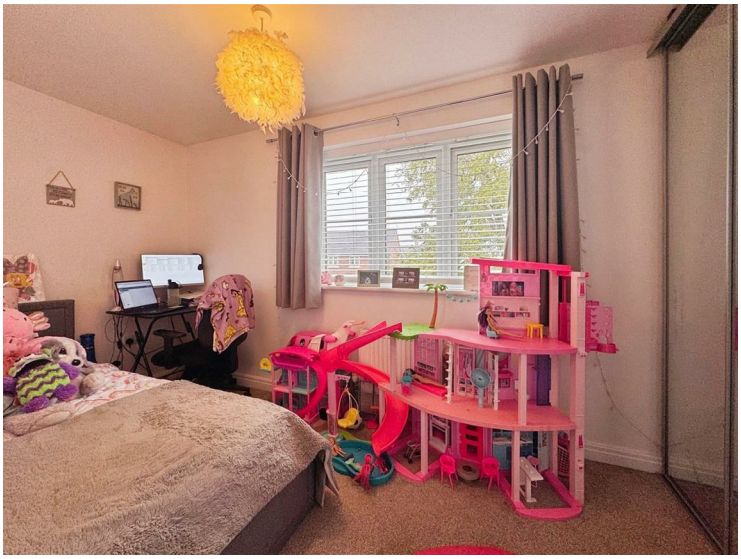
With doors leading to both batrooms, bathroom and access to the loft.

Bedroom



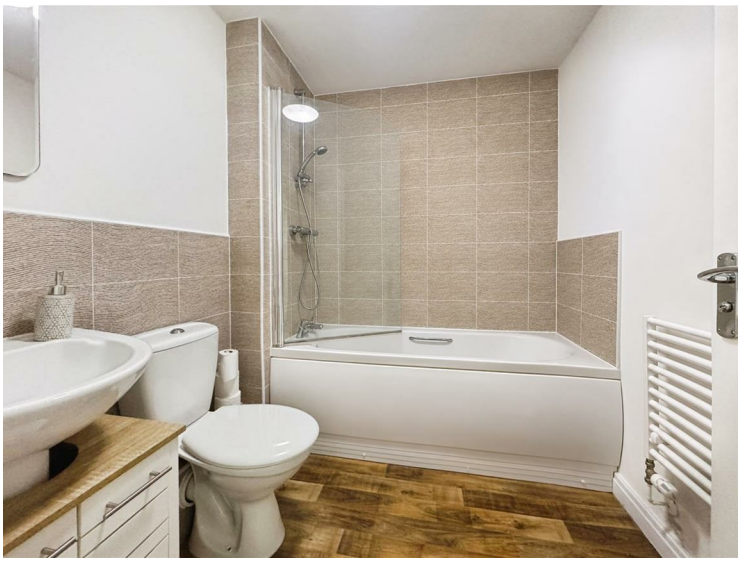
With a window to the front aspect, a storage cupboard and a radiator.

Bedroom



With a window to the rear aspect and a radiator.

Bathroom



Fitted with a low level WC, pedestal wash basin and a bath with a shower over and glass screen. Heated towel rail/radiator.

Outside





The rear garden is laid to lawn with a patio area, shed and a side gate leading to the driveway.
To the front of the property there is a small graveled area, and a driveway to the side provides parking for two cars.

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.

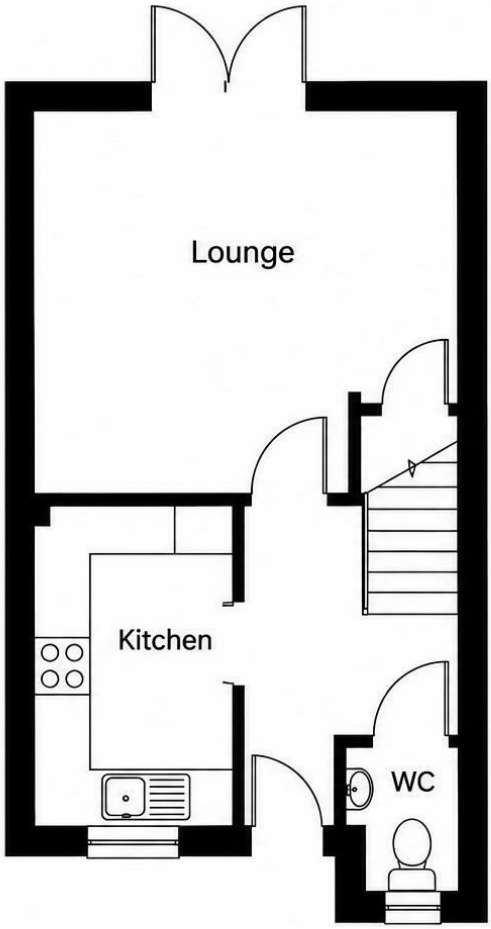
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.

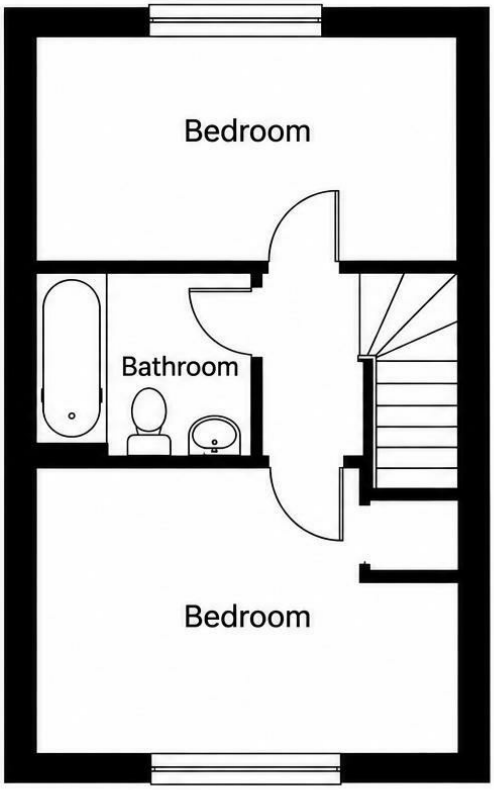
Opening Hours

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

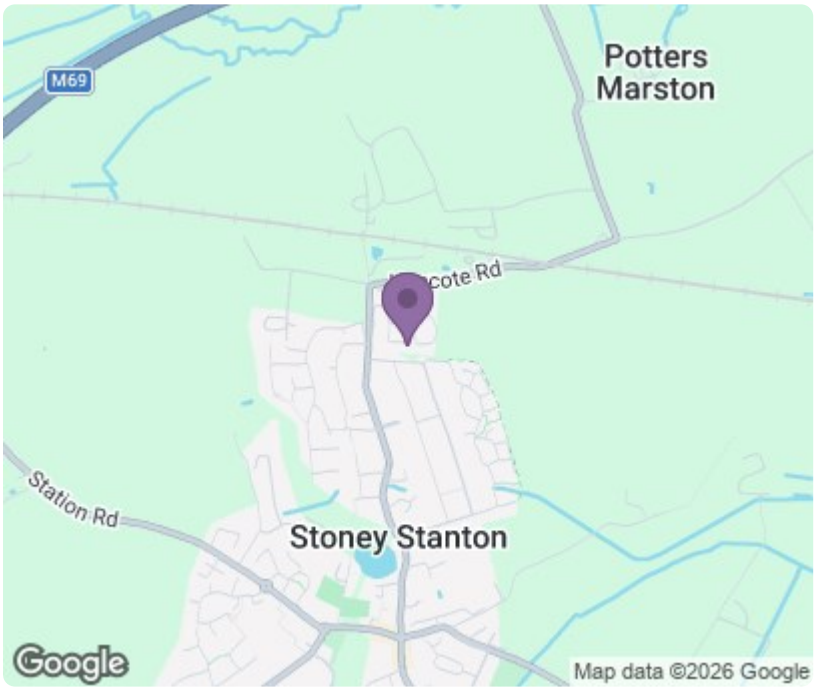

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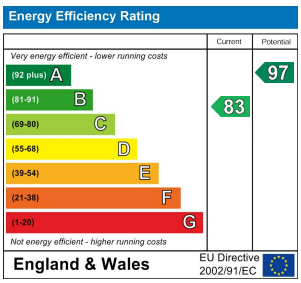


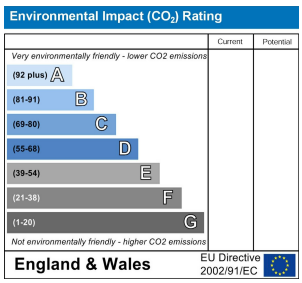
Ground Floor



First Floor







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