



119 Warwick Road, Leicester, LE9 6SA

£229,950

A extremeley WELL PRESENTED and EXTENDED two bedroom town house, situated in the popular south Leicestershire village of Broughton Astley. The property comprises: Entrance porch, Living room, MODERN fitted kitchen with a SEPERATE dining area / GARDEN ROOM, Two bedrooms and Bathroom. There is driveway parking and a single garage en bloc, and a garden to the rear. The property is close to local amenities and transport routes, and would make an ideal first time buy or buy to let! MUST BE SEEN!

Porch

Entered via a uPVC front door, with a further door to the living room.

Living Room

With a window to the front, electric fire with complimentary surround, radiator, door to the kitchen and stairs rising to the first floor.

Kitchen

Fitted with a quality range of modern eye level and base units with work surfaces over and tiled splashbacks, integrated electric oven and gas hob. There is space / plumbing for a large fridge freezer, washing machine, tumble dryer and slimline dishwasher. Opening to the dining area.

Dining Area

With a window to the rear and a door giving access to the rear garden, fitted with a range of matching units, radiator.

Landing

With doors off to all first floor accommodation, fitted cupboards housing the boiler and storage space, and access to the loft.

Bedroom One

With a window to the front, built in storage cupboards, radiator.

Bedroom Two

With a window to the rear, built in storage cupboards, radiator.

Bathroom

Fitted with a modern suite comprising low level WC, pedestal wash hand basin and bath with shower over. There is a heated towel rail, tiled floor, and obscure glazed window to the rear.

Outside

The rear garden is laid to lawn with a decked seating area and gate to the rear. There is driveway parking for two cars to the front of the property and a single garage en bloc to the rear.

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.

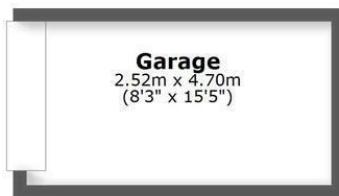
Opening Hours

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



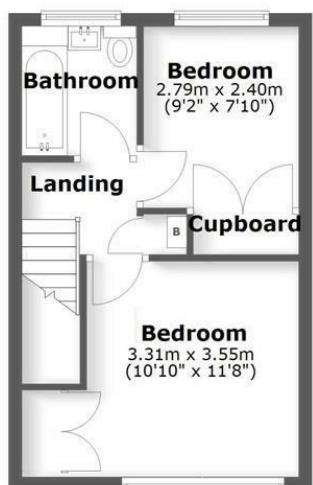
Ground Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 80.9 sq. metres (871.3 sq. feet)



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

		Current	Potential
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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