



**50 Victoria Street, , LE19 2DP**

**£160,000**

**NO CHAIN!** A traditional terrace property situated in the heart of Narborough village requiring a full refurbishment. In brief the accommodation comprises: Living room, Dining kitchen, Utility, Ground floor WC. First Floor: Two bedrooms and a Bathroom. Outside: Good sized enclosed rear garden.

### Living Room

Entered via a uPVC front door, with a window to the front aspect, wooden flooring, built in cupboard and shelving, radiator, door to the rear lobby and stairs.

### Dining Kitchen

Fitted with a range of wall and base units with work surfaces over, window to the rear aspect, radiator, door to the utility room.

### Utility

With units and worksurfaces to match, window to the side aspect, door giving access to the rear garden and further door to the W/C. Radiator.

### W/C

Fitted with a low level w/c, window to the side aspect.

### First Floor Landing

With doors giving access to both bedrooms.

### Bedroom One

With a window to the front aspect, radiator.

### Bedroom Two

With a window to the rear aspect, fitted cupboard, door to the bathroom.

### Bathroom

Fitted with a low level w/c, pedestal sink and bath with shower over. With a window to the rear aspect, radiator.

### Outside

The good sized rear garden is enclosed by fencing on all sides, and is mainly laid to lawn with a patio area.

### 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 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



