



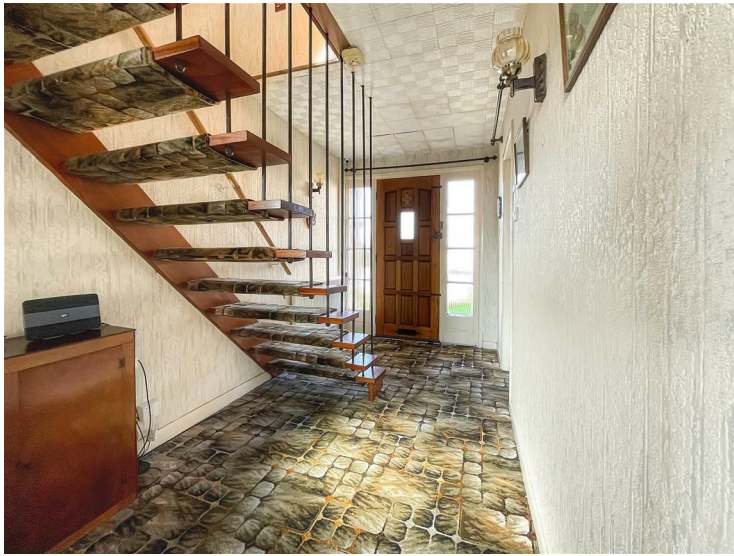
26 Chaucer Street, Leicester, LE19 3EH

Offers Over £299,999

Offered for sale with NO UPWARD CHAIN, this three bedroom family home occupies a CORNER PLOT on the ever popular POET'S DEVELOPMENT in Narborough and offers fantastic POTENTIAL FOR MODERNISATION.

The accommodation includes an entrance hallway, spacious living dining room, kitchen, three bedrooms and a bathroom. Outside, there is an enclosed rear garden, garage and driveway parking. CONVENIENTLY LOCATED for local amenities, schools and major motorway links, this is an ideal opportunity for buyers looking to create a home to their own taste.

Entrance Hallway



With open stairs leading to first floor landing, a door to the living room, and a sliding door to the kitchen.

First Floor Landing



With hatch to a partially boarded loft and access to three bedrooms and a shower room.

Living Room



With window to front elevation, stone built corner feature fireplace with electric fire

Master Bedroom



With a window to the front elevation with fitted furniture

Dining Room



With patio door opening to the rear garden

Kitchen



With ample unit space fitted with oven and hob, washing machine, fridge freezer, and tumble dryer.

Window and door to rear garden and door through to dining room

Bedroom Two



With a window to rear elevation with fitted furniture

Bedroom Three



With a window to the front elevation

Shower Room



Modern shower room with large shower, sink and WC.

Outside



A generous corner plot! The rear garden is laid largely to lawn with a large patio area, a detached garage and driveway parking.

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.

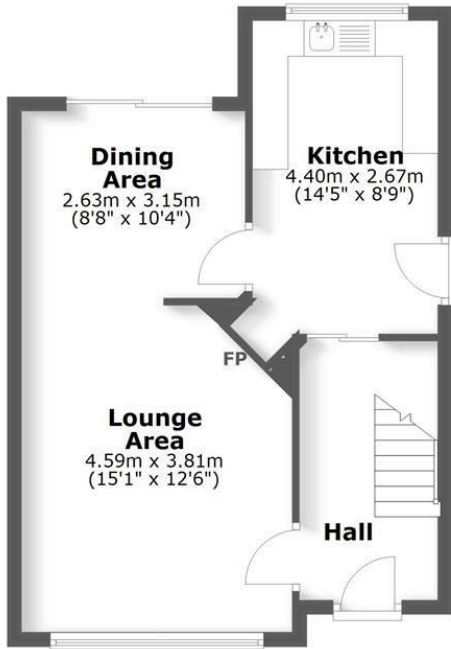
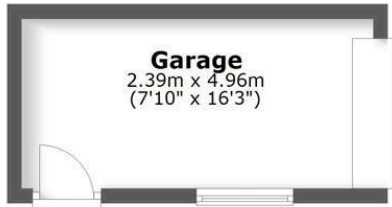
Opening Hours

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



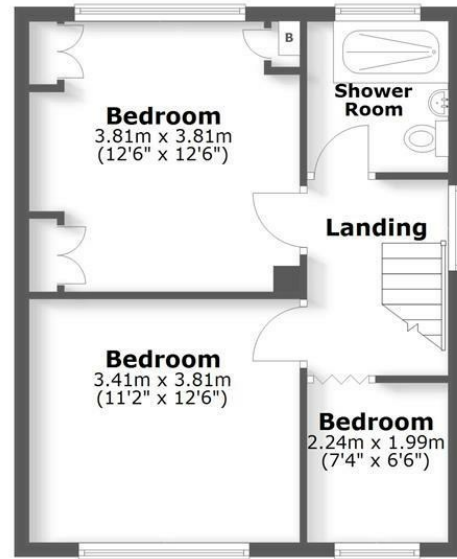
Ground Floor

Approx. 57.1 sq. metres (614.4 sq. feet)

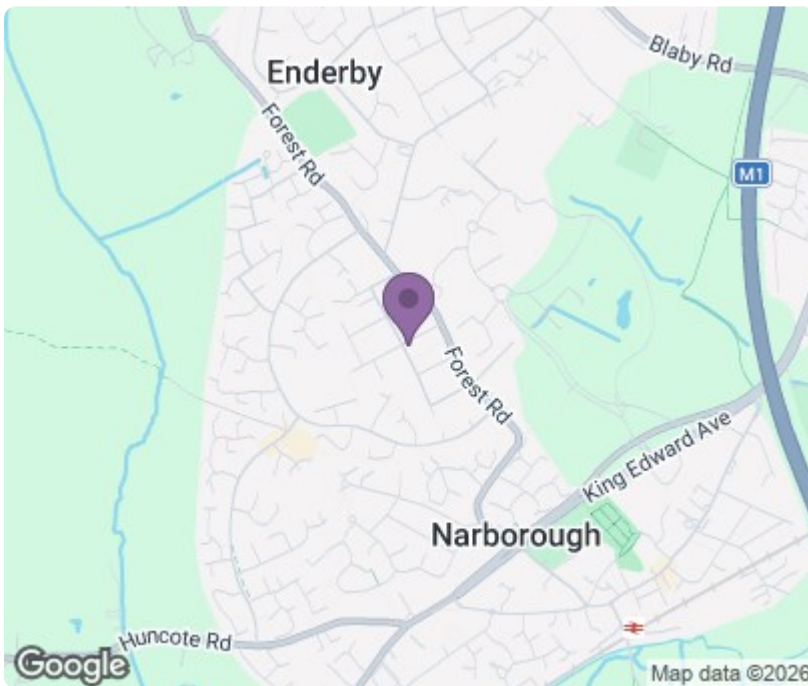


First Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



Total area: approx. 100.3 sq. metres (1079.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary 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	69	75

Environmental Impact (CO ₂) Rating		Current	Potential
Vary 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		