



## 79 Ashby Road, Hinckley, LE10 1SQ

**£179,950**

An attractively priced mid-terrace house with a garage, offering an excellent opportunity for first-time buyers or buy-to-let investors.

The spacious accommodation briefly comprises an entrance hall, living room, dining room, and kitchen. To the first floor, there are two double bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden and off-road parking.

### Entrance Hallway

Entered via a uPVC front door with a further door giving access to the main part of the property, storage cupboard.

### Living Room

With a window to the front of the property, opening to the dining room, radiator, storage cupboard.

### Dining Room

With a door to the kitchen and patio doors giving access to the rear garden.

### Kitchen

With a window to the rear. Fitted with a range of eye level and base level units with a fitted oven and hob, space and plumbing for a washing machine and fridge freezer.

### First Floor

With doors to all first floor accommodation.

### Bedroom

With a window to the rear, radiator.

### Bedroom

With a window to the front, radiator.

### Bathroom

With an obscured glazed window to the rear. Fitted with a low level WC, pedestal sink and bathroom with shower over.

### Outside

The enclosed rear garden is laid mainly to lawn with a patio area and gated access to the rear.

### Garage

Situated in a block to the rear of the property.

### 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



