CARLTON ESTATES

8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS

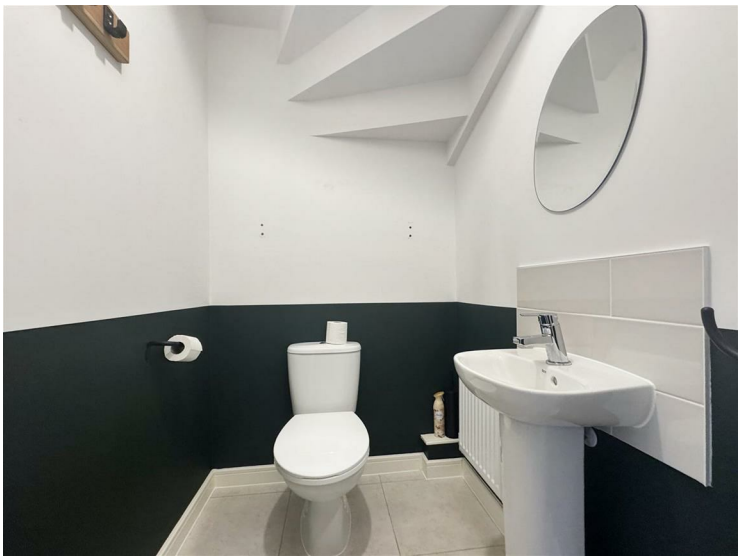
46 Southwell Drive, Rugby, CV23 1BY

£309,950

NO CHAIN! A beautifully presented Three bedroomed property which has been maintained to an EXCEPTIONAL standard by the current vendors. The spacious and well-appointed accommodation briefly comprises: Downstairs WC, Living room, Dining kitchen, Three bedrooms, an En Suite and a Family bathroom. Outside: Enclosed rear garden and off road parking.

Entrance Hall
With a door to the downstairs WC and the lounge.

WC



Fitted with a low level WC and a pedestal wash basin.

Living Room

With a window to the front aspect, stairs rising to the first floor, a door to the kitchen diner and two radiators.

Kitchen/Dining Room

Bedroom One

With a window to the rear aspect and a door to the en suite and two cupboards.

En Suite

Fitted with a low level WC, hand wash basin and a walk in shower enclosure. Radiator.

Bathroom
Fitted with a low level WC, pedestal wash basin and a bath with shower over and a glass screen.

Bedroom Two

With a window to the front aspect, radiator.

Bedroom Three

With a window to the front aspect, radiator.

Outside

The rear garden is laid largely to lawn with a small patio by the back door.
To the side of the property is driveway parking for two cars and a single garage.

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.

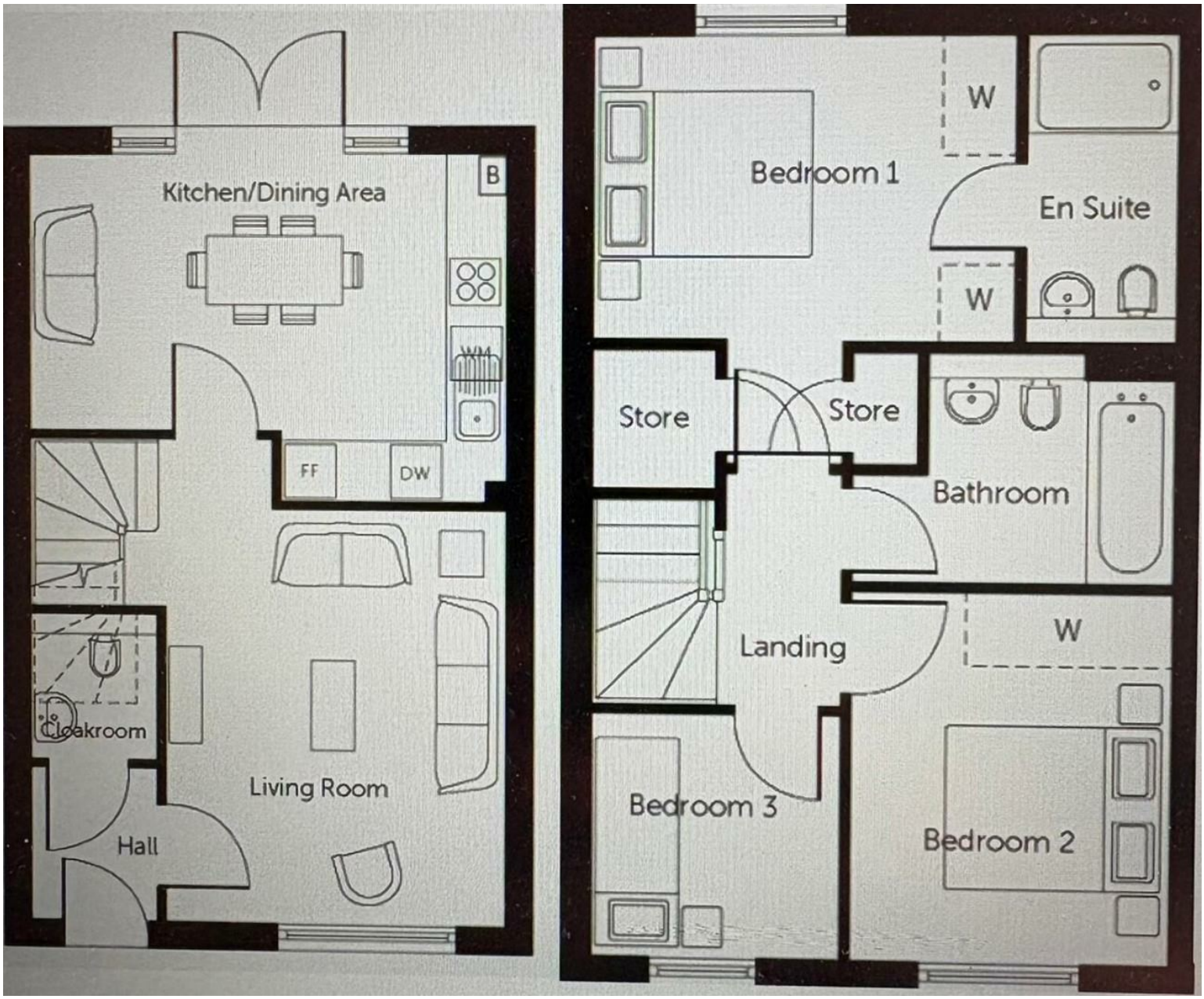
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

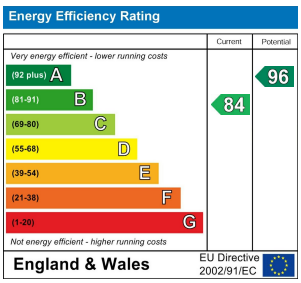
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

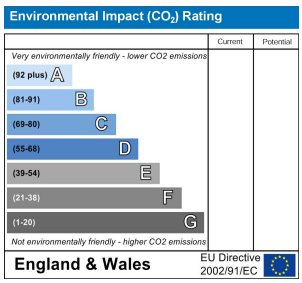
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

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







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