



# Asking Price £225,000

## Maple Avenue, Leicester, LE3 3FJ

- Semi Detached House
- Through Lounge
- Kitchen
- Good Size Rear Garden
- Awaiting EPC Council Tax Band B
- Three Bedrooms
- Downstairs Shower Room
- Shower Room
- Detached Garage
- Freehold No Upper Chain





A great opportunity for a first-time buyer or home mover looking for a spacious **THREE BEDROOM** semi detached home, ideally located on Maple Avenue and offered to the market with no onward chain in Braunstone Town

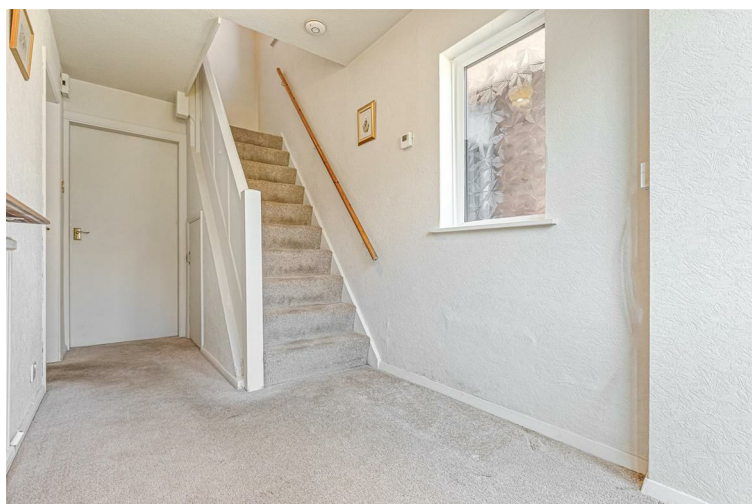
The home briefly comprises of an entrance hall, through lounge, kitchen and downstairs shower room. Upstairs there are three bedrooms and a bathroom.

To the rear is a good sized garden with the benefit of a detached garage.

Ideally located with immediate access to Leicester City Centre, Fosse Shopping Park and motorway links.



**LOUNGE AREA**



**ENTRANCE HALLWAY**

**14'3" x 5'11" (4.35 x 1.82)**

Double glazed front door, under stairs cupboard, radiator



**DINING AREA**

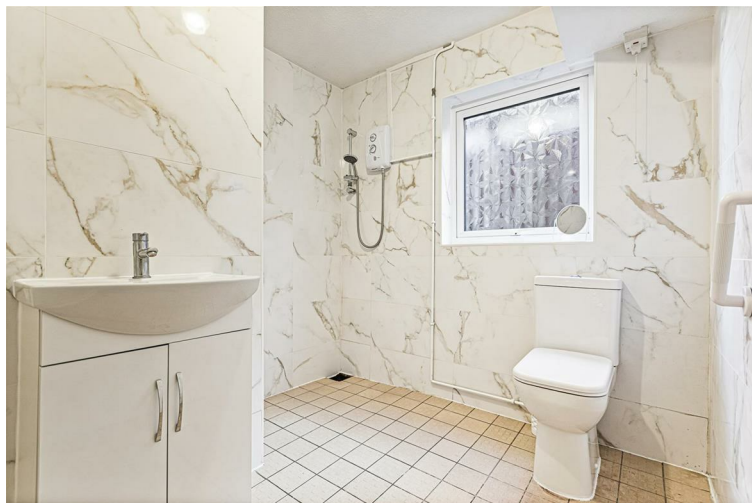


**THROUGH LOUNGE**

**26'8" to bay x 11'11" (8.13 to bay x 3.64)**

Gas fire, two radiators, double glazed bay window to front aspect, double glazed window to rear aspect.





#### **DOWNSTAIRS SHOWER ROOM**

**7'10" x 7'4" (2.40 x 2.24)**

Walk in shower with electric shower, low level W/C, vanity unit, heated towel rail, frosted double glazed window to side aspect.



#### **LANDING**

Access to loft, double glazed frosted window to side aspect.



#### **KITCHEN**

**13'6" max x 7'5" (4.13 max x 2.27)**

Fitted units with worktops and tiled splashbacks, sink with drainer, gas point, plumbing for washing machine, space for fridge freezer, double glazed window to rear aspect, double glazed door to side aspect.



#### **BEDROOM ONE**

**13'4" x 11'2" (4.07 x 3.41)**

Radiator, double glazed window to front aspect.

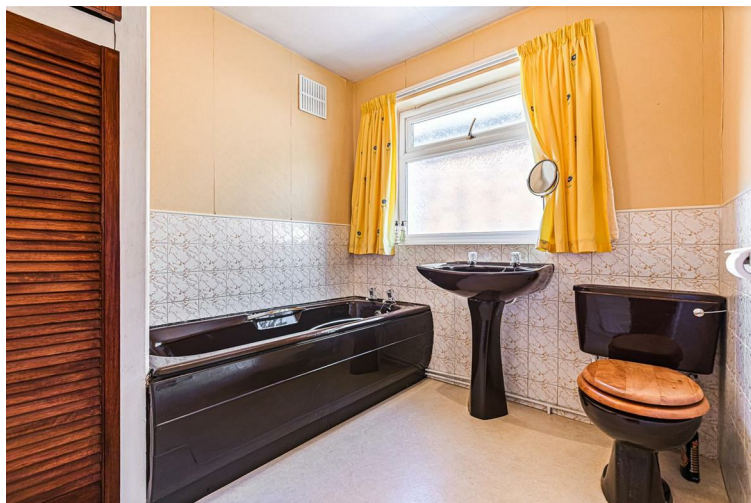




**BEDROOM TWO**

**10'6" x 10'0" (3.21 x 3.06)**

Coving, Radiator, double glazed window to rear aspect.



**BATHROOM**

**8'0" x 7'1" (2.45 x 2.18)**

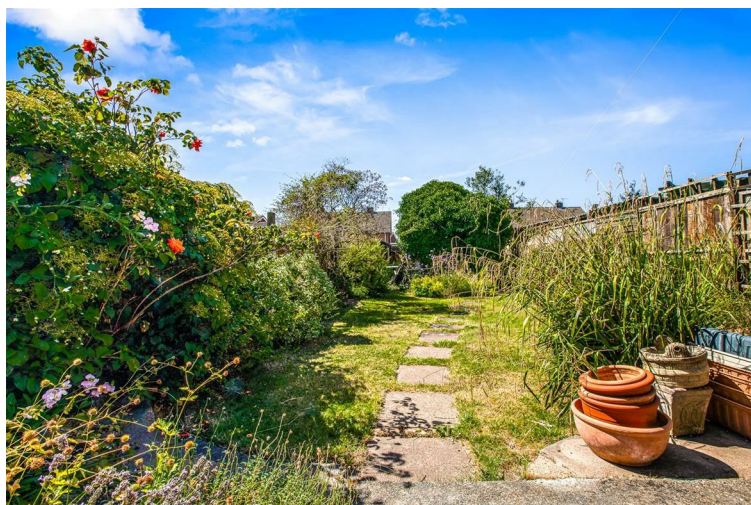
Bath, pedestal wash hand basin, low level W/C, radiator, built in cupboard housing 'Worcester' boiler, frosted double glazed window to side aspect.



**BEDROOM THREE**

**6'10" x 6'5" (2.10 x 1.97)**

Double glazed window to front aspect.



**OUTSIDE**

A good size rear garden laid to lawn with mature hedges shrubs and flowers.

**DETACHED GARAGE**

Accessed via an access road to the rear of the property with a locked gate for the residents.

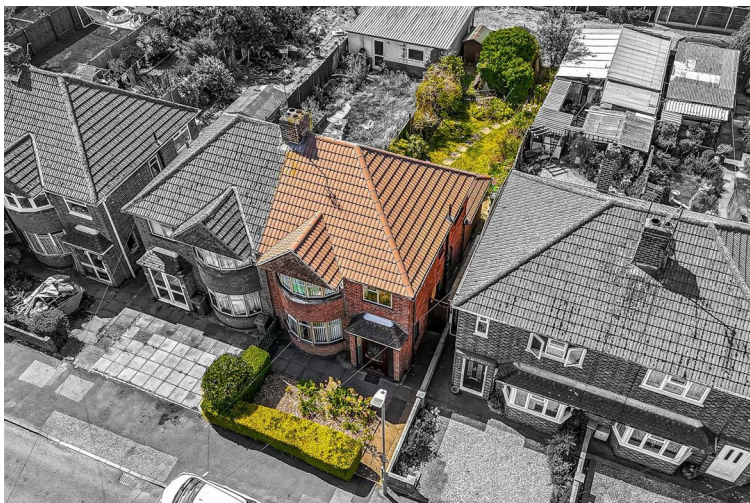
The sellers have informed us that the roof is asbestos.





### FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



### GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

### MONEY LAUNDERING

Under the Protection Against Money Laundering and the

Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Barkers

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**THINKING OF SELLING?**

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- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

