

Guide Price £230,000 - £240,000

Maynard Road, Leicester, LE2 0AP

- Spacious Two Bedroom House
- Kitchen
- Courtyard Garden
- Freehold
- Double Glazed
- Two Reception Rooms
- Bathroom
- Spinney Hill Area
- Gas Central Heating
- Council Tax Band A EPC Rating D



GUIDE PRICE £230,000-£240,000

A WELL PRESENTED, TWO BEDROOM, MID TERRACED PROPERTY OFFERED FOR SALE IN SPINNEY HILLS

The property briefly comprises two reception rooms and a kitchen.

The upstairs has two bedrooms and a family bathroom.

Maynard Road is very conveniently located being close to Leicester station, places of worship and St Georges Shopping Park.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



RECEPTION ONE
11'3" x 11'11" (3.44 x 3.65)

Double glazed front door, radiator, double glazed window to front elevation.



RECEPTION TWO
12'2" x 11'3" (3.71 x 3.44)

Built in under stairs cupboard, radiator, double glazed window to rear elevation.



KITCHEN
9'4" x 6'4" (2.87 x 1.94)

Fitted units with worktops, sink with drainer, gas point, extractor, space for fridge freezer, plumbing for W/M, radiator, part tiled walls, double glazed window to side elevation.

UPSTAIRS LANDING



BEDROOM ONE

12'4" x 11'4" (3.77 x 3.46)

Radiator, double glazed window to front elevation.



BATHROOM

9'4" x 6'5" (2.85 x 1.97)

Bath with shower attachment, wash hand basin on vanity unit, built in cupboard housing 'Worcester' boiler, low level W/C, heated towel rail, part tiled walls, frosted double glazed window to rear elevation.



BEDROOM TWO

12'2" x 6'1" (3.73 x 1.87)

Built in cupboard, radiator, double glazed window to rear elevation.



OUTSIDE

Courtyard garden, water tap, wooden gate to rear leading to communal alleyway that takes you to the front of the property for bin access.



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

AML DISCLAIMER

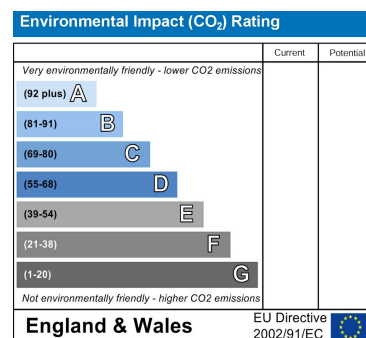
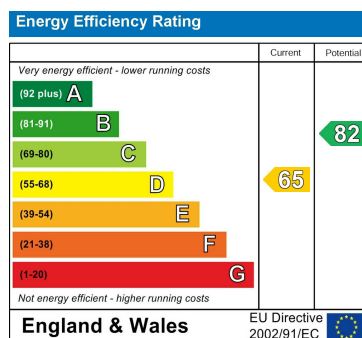
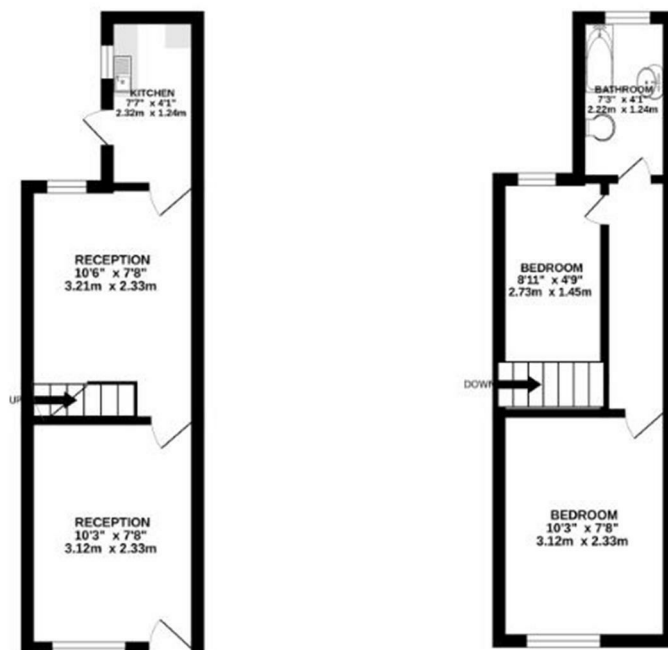
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

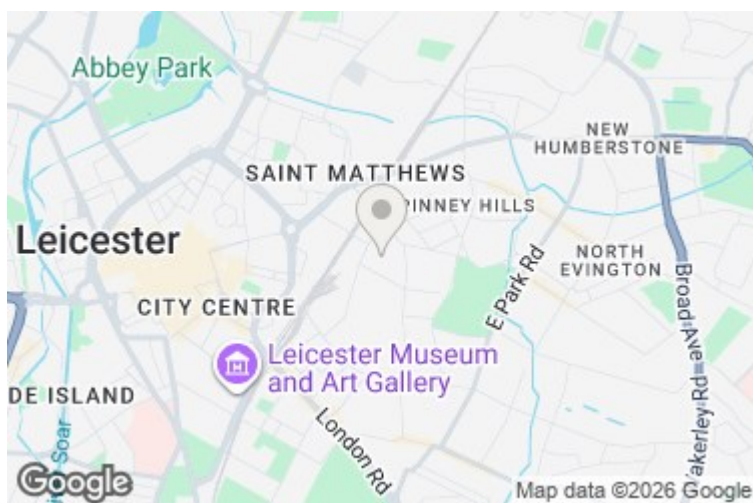
These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks





Barkers

Est.1985

THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- 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

