READINGS

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Maynard Road

Leicester, LE2 0AP

£200,000

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Maynard Road

, Leicester, LE2 0AP

Offered for sale with no onward chain, this two-bedroom terraced house would make an ideal first-time purchase or a worthwhile addition to a buy-to-let portfolio. The property benefits from uPVC double glazing and gas central heating from a combination boiler.

The accommodation includes a lounge, separate dining room and kitchen, with a staircase leading to the first floor where you'll find two double bedrooms. The main bedroom is positioned to the rear and has direct access to the bathroom, while the second bedroom is located at the front. For those looking to make a few changes, there is potential to create a separate landing area, giving independent access to the bathroom from both bedrooms.

Outside, there's a rear courtyard garden with an outside WC, along with a rear gate providing access to a shared pedestrian entry.

The property is conveniently located within a short walk of a range of local amenities, including two mosques and other places of worship, with Leicester city centre also close by.

Whether you're taking your first step onto the property ladder or looking for your next investment, this property is well worth a look. An early viewing is recommended.

























Property Information

Tenure: Freehold
Local Authority: Leicester City
Council Tax Band: A
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: None
Annual Estate Management Charge If Applicable: n/a
The property is being sold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

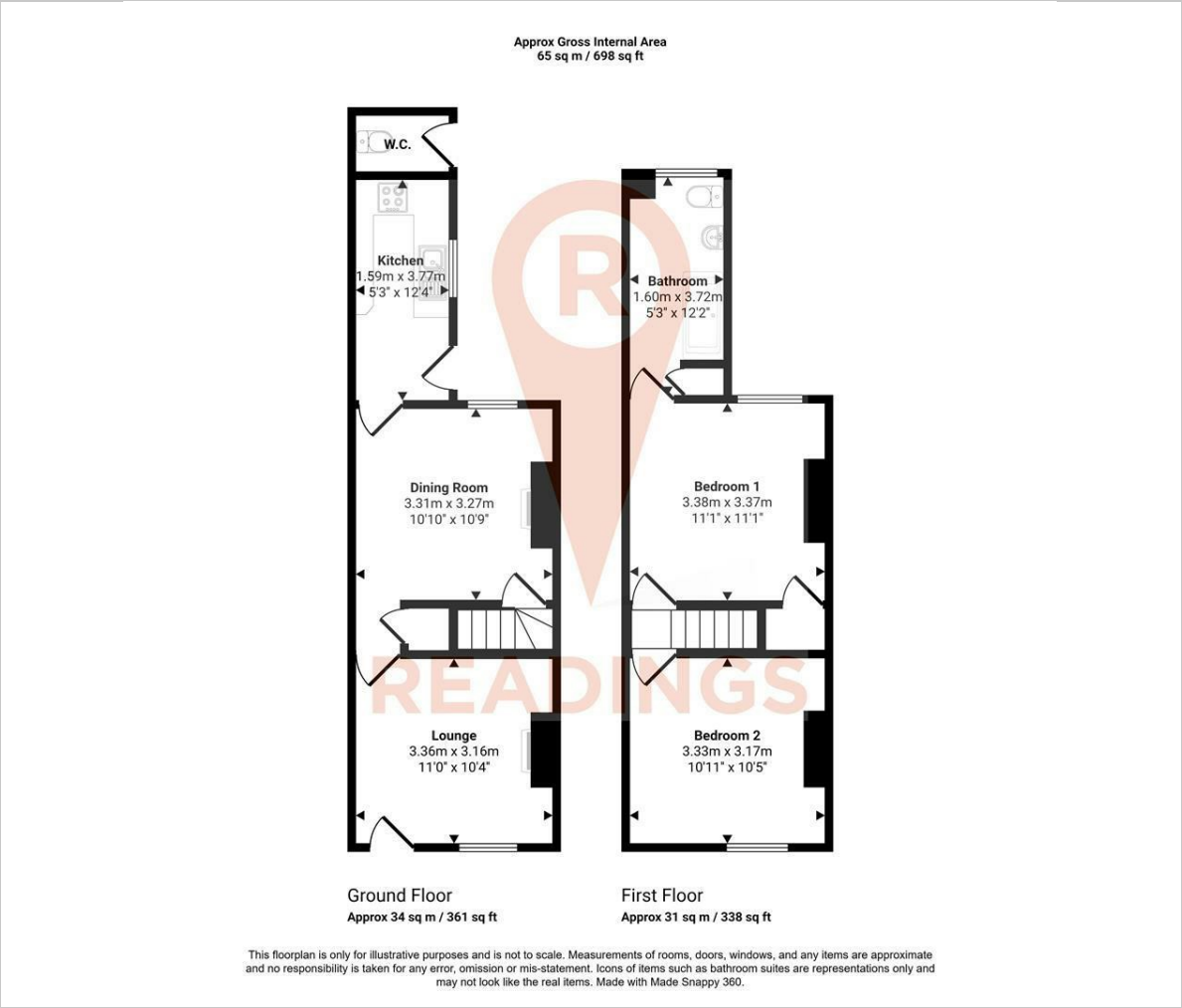
Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.
The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

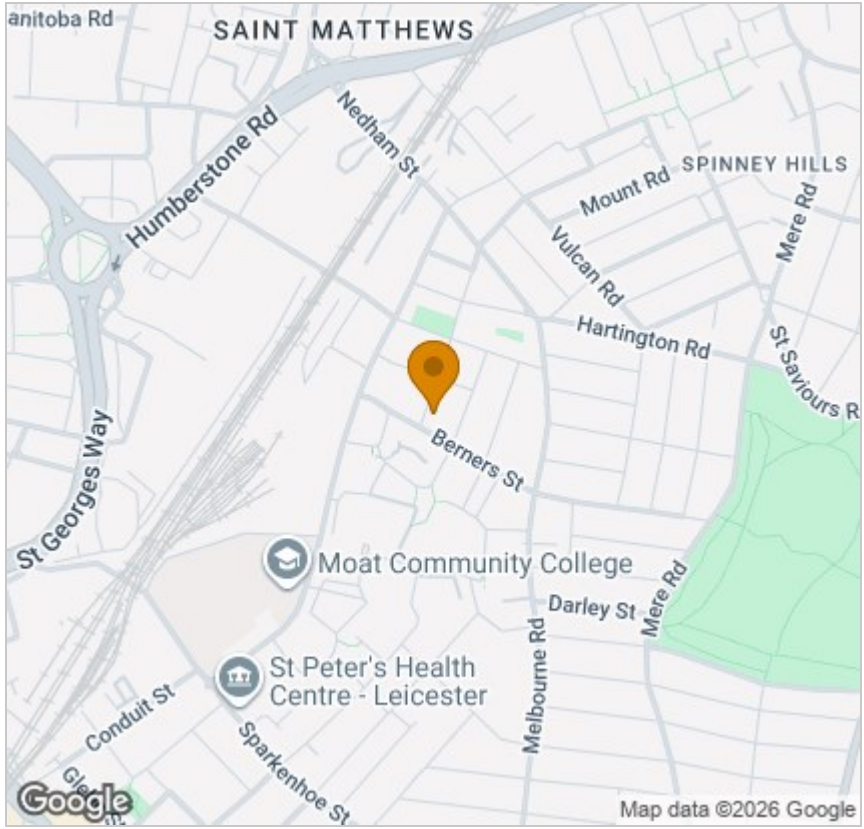
Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

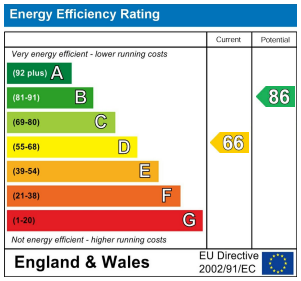
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.