



## FOR SALE

2 Bed End Terraced House in Spendlow Gardens, Eyres Monsell LE2 9BW  
£190,000

Two bedroom end town house located in the popular residential area of Eyres Monsell, Leicester. Occupying a larger than average wedge-shaped plot, the property offers excellent scope for further extension (subject to the necessary planning permissions), making it an ideal opportunity for first time buyers, investors or those looking to add value. The accommodation comprises an entrance hall, spacious lounge diner, fitted kitchen, two well proportioned bedrooms and a family bathroom. Externally, the generous plot provides ample outdoor space along with off road parking. Offered to the market chain free, early viewing is highly recommended.



GROUND FLOOR  
371 sq ft. (34.5 sq.m.) approx.

1ST FLOOR  
330 sq ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should satisfy themselves as to the suitability of the property for their own purposes. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	65
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- Two Bedroom Townhouse
- Popular Eyres Monsell Location
- Larger Than Average Wedge Plot
- Scope For Extension STPP
- Spacious Lounge Diner
- Offered Chain Free
- Generous Front And Rear Gardens
- Ample Off Road Parking

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

