






**Maynard Road,Leicester LE2 0AQ**

william h brown

*welcome to*

# Maynard Road, Leicester

Offered with no onward chain, this three-bedroom terraced property on Maynard Road, Highfields, is ideal for first-time buyers and investors. Features include two reception rooms, kitchen, downstairs bathroom, three bedrooms and a first-floor WC,

**Entrance Hall**

**Lounge**
Double glazed window to the front, double doors to the dining room and carpeted.

**Dining Room**
Double glazed window to the rear and carpeted.

**Kitchen**
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances. Double glazed window to the side and access to the bathroom

**Utilty Room**
Fitted work surfaces and access to the garden

**Bathroom**
Bath with shower over, WC and hand wash basin

**First Floor Landing**

**Bedroom One**
Double glazed window to the front and carpeted.

**Bedroom Two**
Double glazed window to the rear, storage cupboard and carpeted.

**Bedroom Three**
Double glazed window to the rear and carpeted.

**Agent Note**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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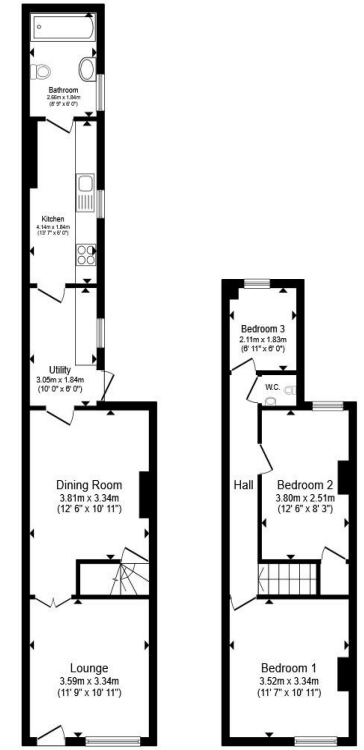
# Maynard Road, Leicester

- Mid Terraced
- Three Bedrooms
- Two Reception Rooms
- Ideal for First-Time Buyers & Investors
- No Onward Chain

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers over

## £230,000




Total floor area 80.4 m² (865 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LHS121278 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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