



64 Cambridge Street, Leicester
£195,000

MOORE
& YORK



64 Cambridge Street

Leicester, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- BAY WINDOW MID TERRACED HOME
- CHARACTER FEATURES TO INCLUDE STRIPPED DOORS & ORIGINAL FIRE SURROUDS
- LOUNGE, DINING ROOM & KITCHEN
- TWO DOUBLE BEDROOMS & THREE PIECE BATHROOM
- SHORT DRIVE FOSSE PAR RETAIL CENTRE & M1/M69 ROAD JUNCTION
- EASY ACCESS LOCAL FACILITIES
- GAS HEATING & DOUBLE GLAZING
- NO ONWARD CHAIN
- EASILY MAINTAINABLE GARDEN



DETAILED ACCOMODATION

Hardwood door leading to;

LOUNGE

13' 9" x 11' 2" (4.19m x 3.40m)

Radiator, sash bay window to front aspect, stripped paneled flooring, feature cast iron and hardwood fire surround.

DINING ROOM

11' 10" x 11' 2" (3.61m x 3.40m)

Under stairs storage cupboard, enclosed stairs to first floor accommodation, radiator, UPVC sealed double glazed window, feature cast iron and patterned Minton tiled fire surround.

KITCHEN

13' 7" x 6' 0" (4.14m x 1.83m)

Comprising sink unit with cupboards under, matching base units with Butcher block work surface over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, wall mounted gas boiler, tiled splash backs, UPVC sealed double glazed window and door to rear aspect.



FIRST FLOOR LANDING

BEDROOM 1

13' 9" x 11' 2" (4.19m x 3.40m)

Sash bay window to front aspect, radiator, alcove fitted wardrobe.

BEDROOM 2

11' 11" x 8' 10" (3.63m x 2.69m)

Radiator, UPVC sealed double glazed window, overstairs cupboard.

BATHROOM

12' 4" x 6' 1" (3.76m x 1.85m)

Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, dual aspect UPVC sealed double glazed window, tiled splash backs.



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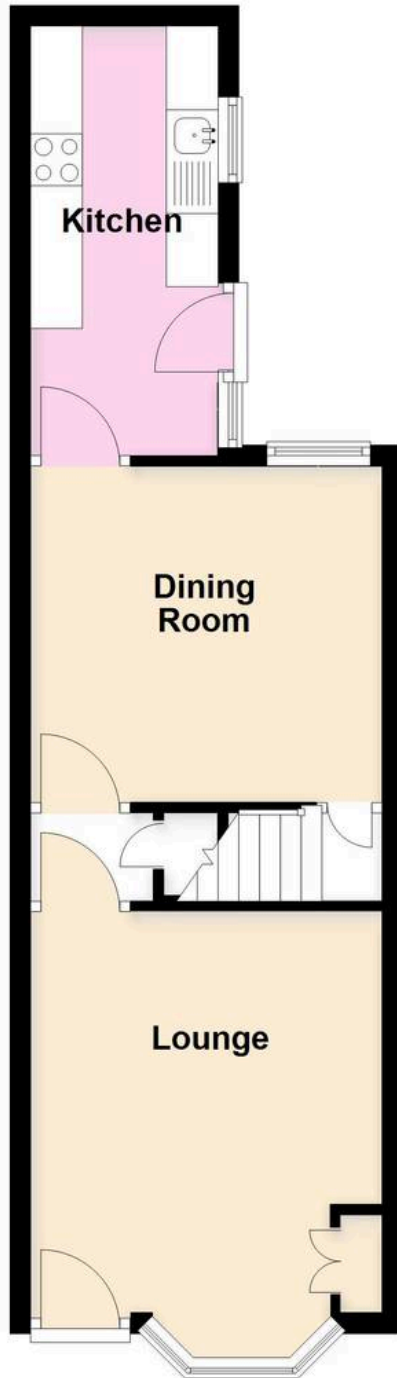
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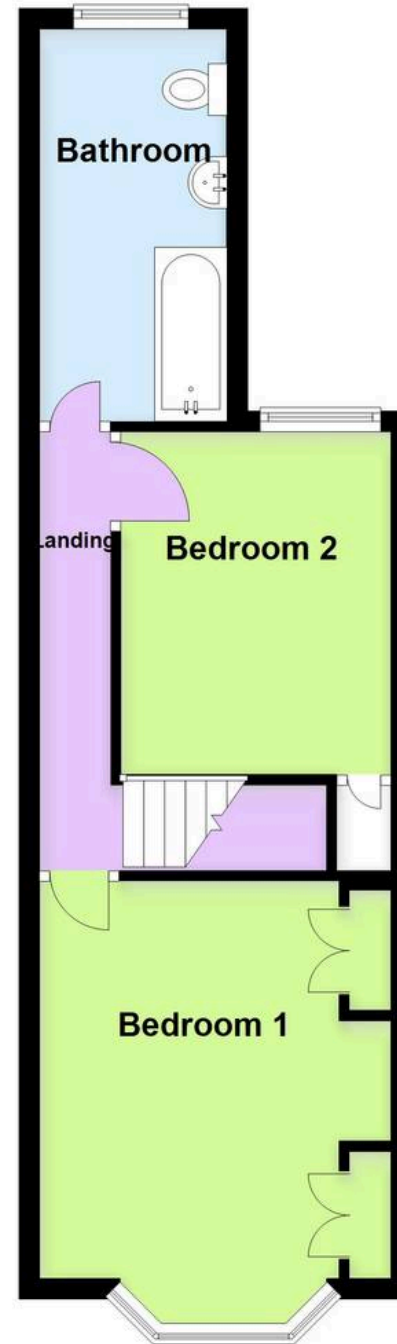
REAR GARDEN



Ground Floor



First Floor





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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.