



65 Cranmer Street, Leicester
Leicester

£180,000



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Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- VICTORIAN MID TERRACED HOME
- SPACIOUS OPEN PLAN LOUNGE/DINING ROOM
- KITCHEN WITH BUILT IN COOKER & CERAMIC HOB
- TWO BEDROOMS & BATHROOM
- GAS HEATING AND DOUBLE GLAZING
- EASILY MAINTAINABLE GARDEN
- EASY ACCESS LOCAL FACILITIES
- IDEAL FOR FIRST TIME AND INVESTMENT BUYER ALIKE



DETAILED ACCOMODATION

UPVC sealed double glazed door leading to:

LOUNGE/DINING ROOM

26' 8" x 11' 0" (8.13m x 3.35m)

Central stairwell leading to first floor accommodation, radiators, duel aspect UPVC sealed double glazed windows, display fire surrounds, TV point, ornate coving.

KITCHEN

8' 11" x 5' 11" (2.72m x 1.80m)

Comprising one and a half bowl sink unit with cupboards under, matching base units with Butcher block style work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over, rectangle tiled splash backs, tiled flooring, UPVC sealed double glazed window and door to rear aspect.

FIRST FLOOR LANDING

BEDROOM 1

12' 5" x 11' 1" (3.79m x 3.38m)

Radiator, UPVC sealed double glazed window.

BEDROOM 2

9' 5" x 9' 2" (2.87m x 2.79m)

Radiator, UPVC sealed double glazed window.

BATHROOM

8' 11" x 5' 11" (2.72m x 1.80m)

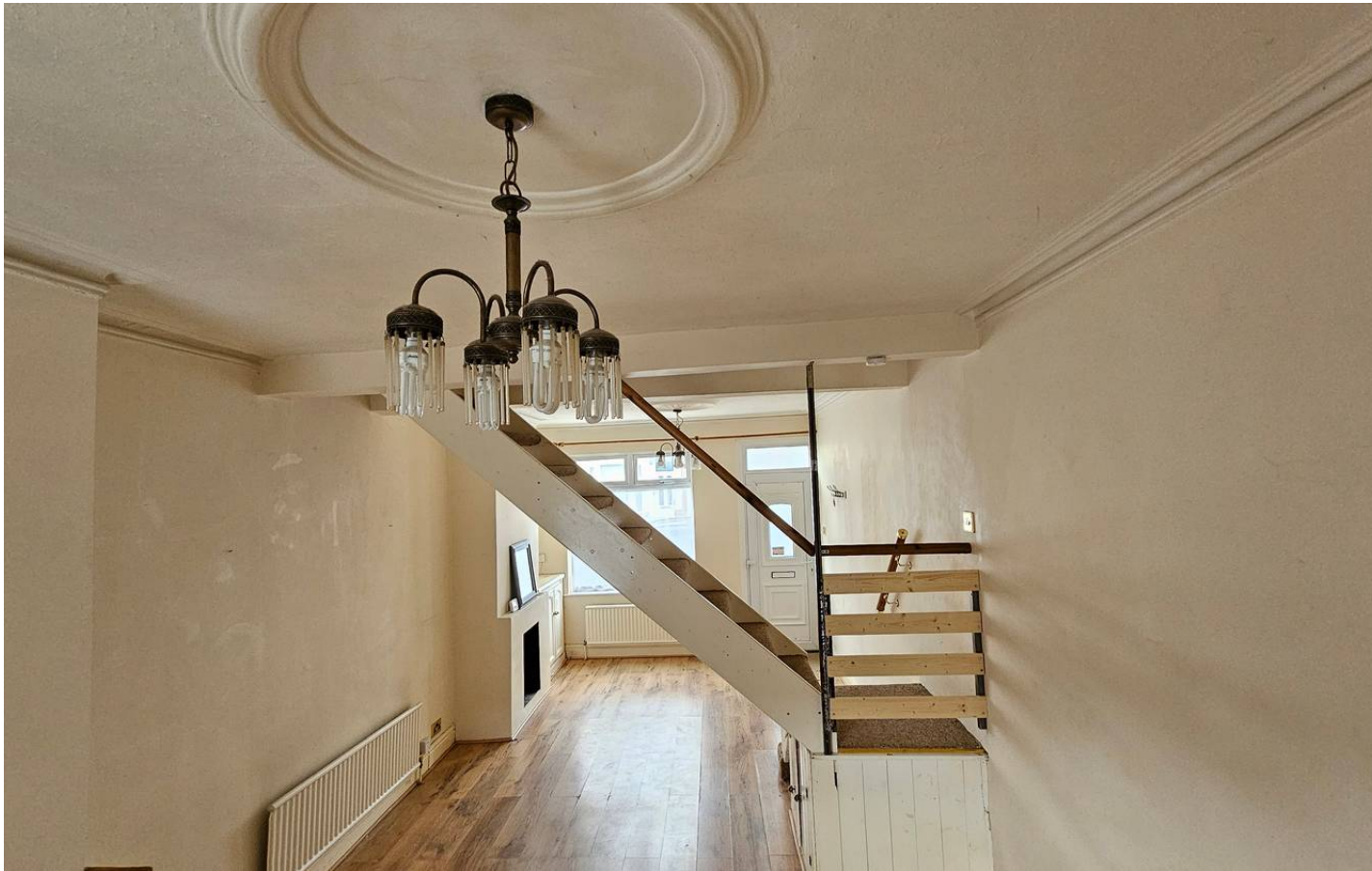
Three piece suite comprising panelled bath with Victorian style shower attachment, pedestal wash hand basin and low level WC, Victorian style radiator incorporating towel rail, rectangle tiled splash backs, cupboard housing Worcester central heating boiler.

OUTSIDE

Patio and artificial lawn rear garden. Outhouse providing utility area with plumbing for washing machine and tumble dryer space.

SERVICES





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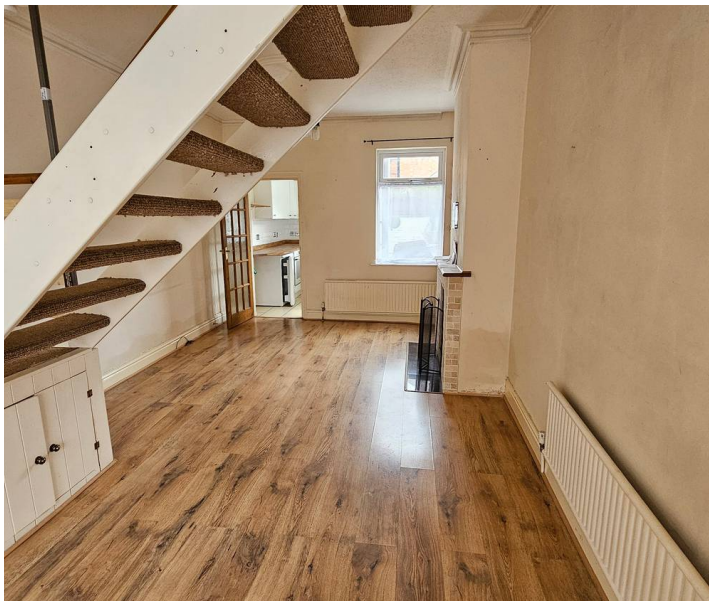
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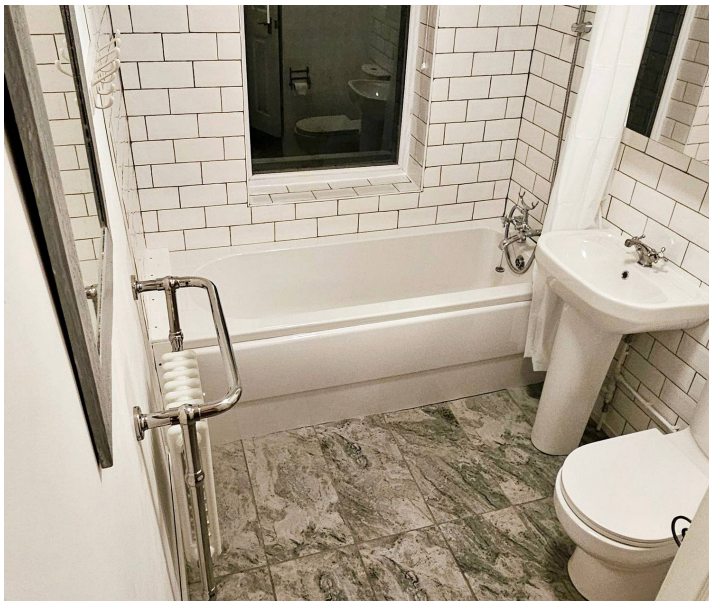
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REAR GARDEN

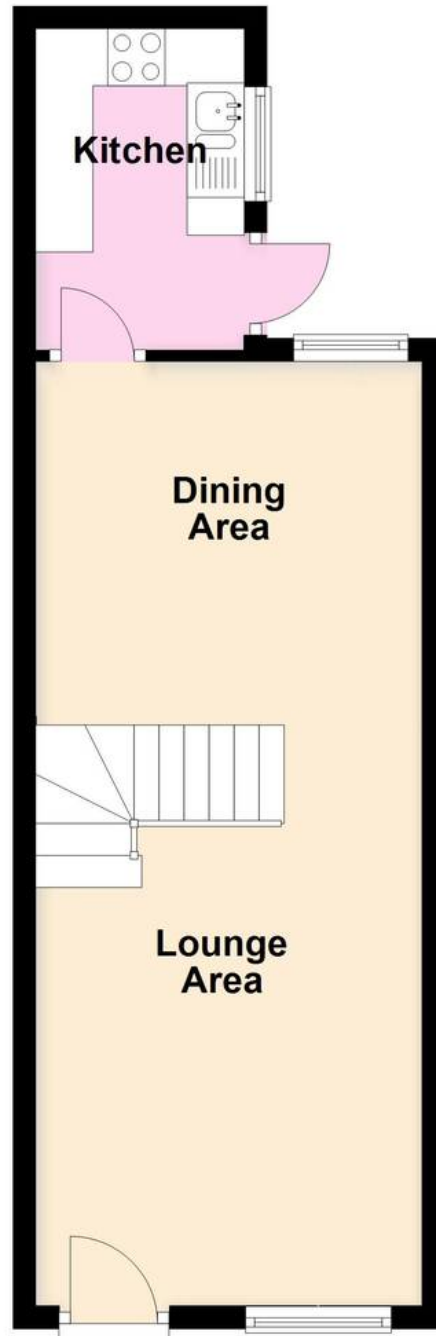
Easily maintainable

PERMIT

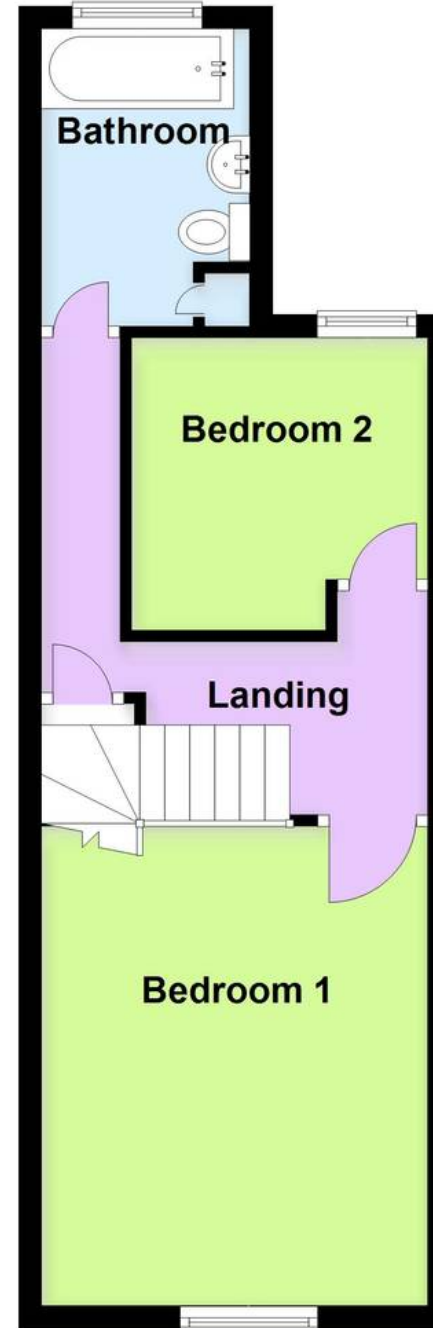
1 Parking Space



Ground Floor



First Floor





Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

sales@mooreandyork.co.uk

www.mooreandyork.co.uk

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.