



68 Cranmer Street, Leicester LE30QA

MOORE
& YORK



Property at a glance:

- Investment Purchase
- Shorthold Tenancy Income £950pcm
- Bathroom & Shower room
- Two Double Bedrooms
- Rental Licence Permit
- Two Reception Rooms & Kitchen
- Easy Access City Centre, Train station and DMU

£167,500 Freehold



Nicely presented bay window two bedroom mid terraced property benefitting from gas heating, double glazing, downstairs shower room, upstairs bathroom and a rental licence permit. The property is being sold as an investment with a 6 month shorthold tenancy in place from 1/10/24 with a rental of £950pcm and the accommodation briefly comprises to the ground floor lounge, dining room, kitchen and shower room and to the first floor two double bedrooms and bathroom. The property is ideally located offering easy access to the local facilities of West End and Narborough Road, DMU and the Leicester City Centre itself.

DETAILED ACCOMMODATION

Hardwood door leading to;

LOUNGE

11' " x 11' 0" (NaNm x 3.35m) Radiator, ornate coving, central rosary, UPVC sealed double glazed window to front aspect, stripped flooring, coal effect gas fire set in display surround..

DINING ROOM

11' 10" x 11' 0" (3.61m x 3.35m) Radiator, UPVC sealed double glazed window, stairs leading to first floor accommodation, chimney breast recess.



KITCHEN

8' 11" x 6' 1" (2.72m x 1.85m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob, UPVC sealed double glazed window, door to side aspect.

SHOWER ROOM

6' 10" x 6' 10" (2.08m x 2.08m) Three piece suite comprising shower cubicle, wash hand basin and low level WC, dual aspect UPVC sealed double glazed window, plumbing for washing machine, radiator, wall mounted gas boiler.





FIRST FLOOR

Landing

BEDROOM 1

11' 10" x 11' 0" (3.61m x 3.35m) Radiator, UPVC sealed double glazed window.

BEDROOM 2

11' 0" x 11' 0" (3.35m x 3.35m) Radiator, UPVC sealed double glazed window.

BATHROOM (off bedroom)

8' 11" x 6' 0" (2.72m x 1.83m) Three piece suite comprising paneled bath with shower attachment, pedestal wash hand basin and low level WC, tiled splash backs, radiator, UPVC sealed double glazed window.

OUTSIDE

Forecourt to front with red brick and wrought iron frontage with inset matching gate. Patio area to rear.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor

TENURE

Freehold

COUNCIL TAX BAND

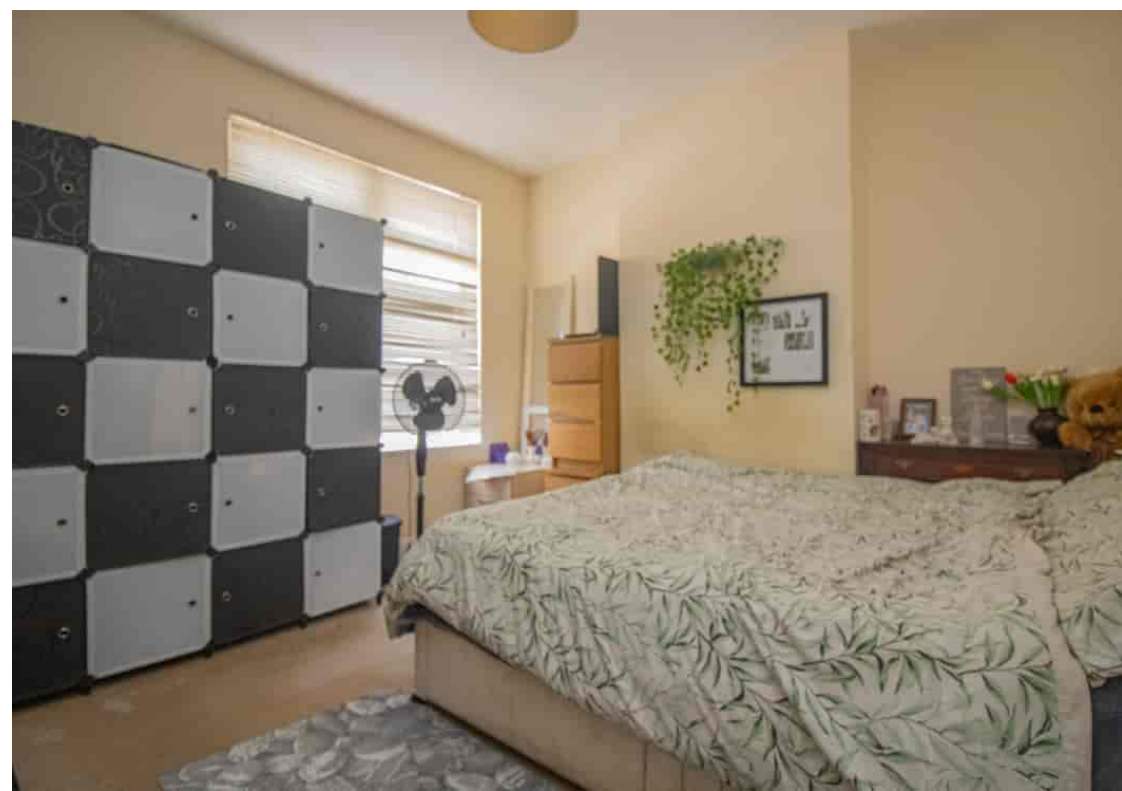
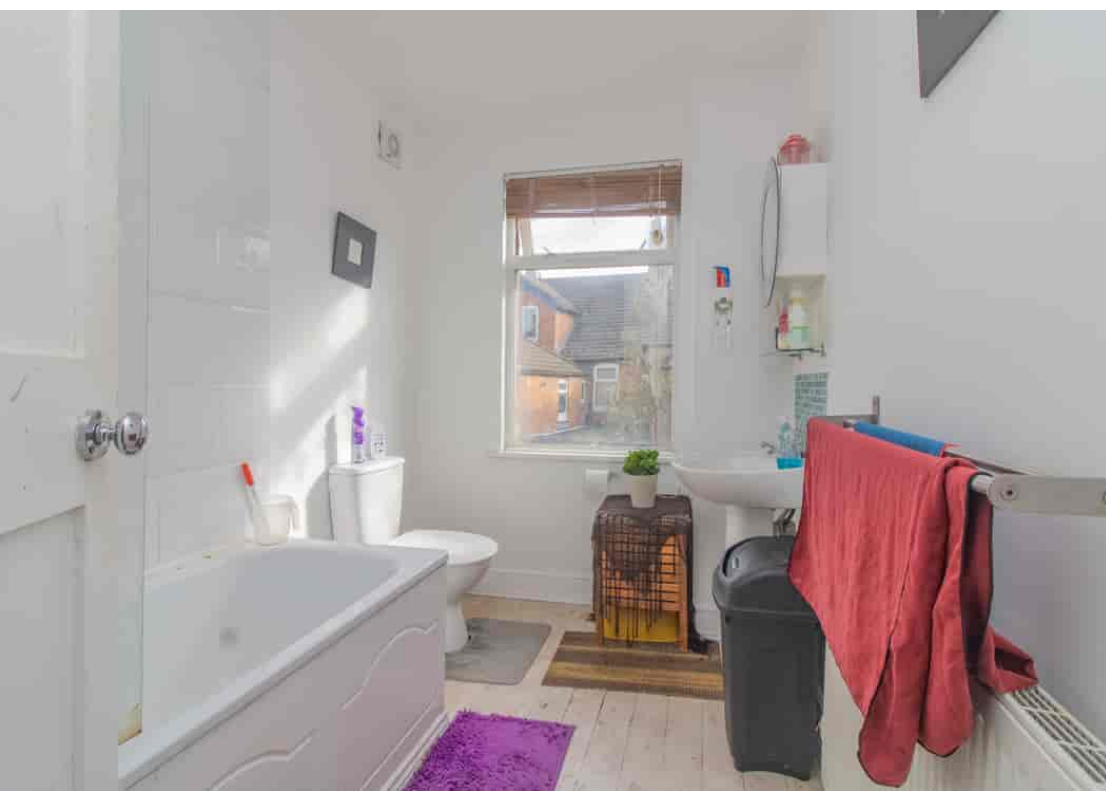
Leicester A

EPC RATING

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IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



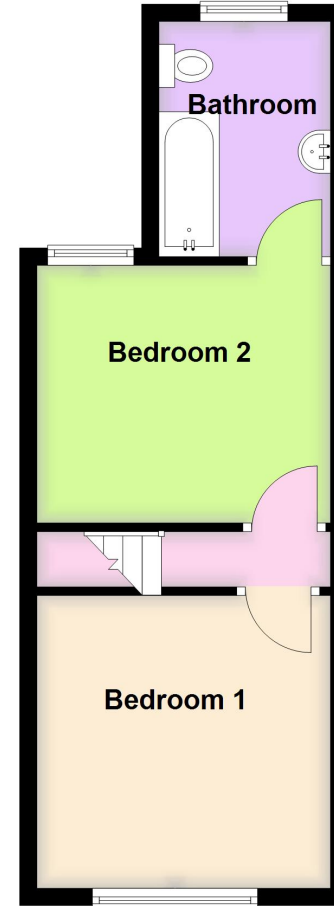
Ground Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.6 sq. feet)



Total area: approx. 64.7 sq. metres (696.3 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property â€” if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

