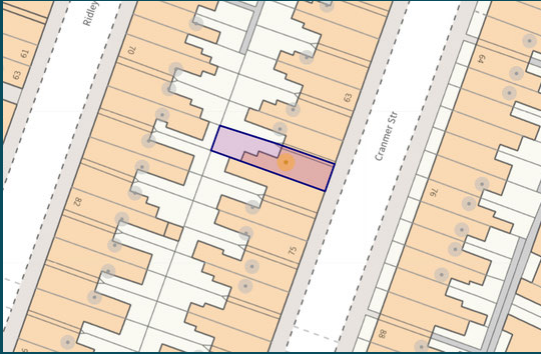




69 Cranmer Street

Leicester LE3 0QB

MOORE
& YORK



Property at a glance:

- Character Victorian Home
- Two Reception Rooms
- Fitted Kitchen
- Two Double Bedrooms
- First Floor Bathroom
- Enclosed Garden
- Council Tax Band A
- NO UPWARD CHAIN!

£160,000 Freehold



A neutrally decorated and spacious two double bedroomed Victorian terraced home in the popular Westcotes suburb which is offered with no upward chain and has centrally heated and double glazed accommodation also including two reception rooms, fitted kitchen and bathroom with modern boiler, enclosed garden and being handily located for local shopping, amenities and bus routes as well as the city centre and De Montfort University Campus.

THE LOCAL AREA

This terraced home is set in the popular Westcotes area of Leicester and close to Bede Island and De Montfort university as well as local shopping, bus routes and amenities all close to hand.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'D' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

LOUNGE

4.36m x 3.35m (14' 4" x 11' 0") With Upvc window and door to the front elevation, ceiling light point, radiator, fitted display unit adjacent to the chimney breast.

DINING ROOM

3.65m x 3.35m (12' 0" x 11' 0") A generously proportioned rear reception room with Upvc window, ceiling light point, radiator, fitted display cabinet and semi open-plan, open backed staircase to the first floor.





KITCHEN

2.74m x 1.79m (9' 0" x 5' 10") Fitted with ample storage to base and eye level with wall mounted Worcester boiler which was last serviced in December 2024, Upvc door and window to the side elevation, built in oven and hob, space for washing machine and for upright fridge freezer. Ceiling light point.

LANDING

With ceiling light point, wooden handrail to the staircase and doors to front and rear giving access to both double bedrooms.

MASTER BEDROOM

3.76m x 3.65m (12' 4" x 12' 0") A large double with fitted wardrobes for storage and, behind the end wardrobe a further store over the stairwell with internal access to the loft space above which is well insulated, Matching drawer unit, radiator, ceiling light point , Upvc window to the rear elevation and access via a door at the rear of the room to;

BATHROOM

2.74m x 1.80m (9' 0" x 5' 11") With three piece suite in white comprising panelled bath with shower over, WC and wash basin. Ceiling light point, radiator and opaque Upvc window to the rear elevation. Built in cupboard with hot water cylinder.

BEDROOM TWO

3.76m x 3.35m (12' 4" x 11' 0") A good sized double with Upvc windows to the front elevation fitted wardrobes (three doubles) to the side wall, ceiling light point and central heating radiator.

GARDEN

The rear garden is accessed via shared entryway and is paved for ease of maintenance with walled boundaries and planting to the right side norder.

SERVICES

All main services are understood to be available. Central heating is gas-fired, Electric power and lighting points are fitted throughout the property.

TENURE

Understood to be Freehold.

COUNCIL TAX RATING

We understand that the property has a council tax rating of 'A' via Leicester City Council.

MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and 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.

PLOT/FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

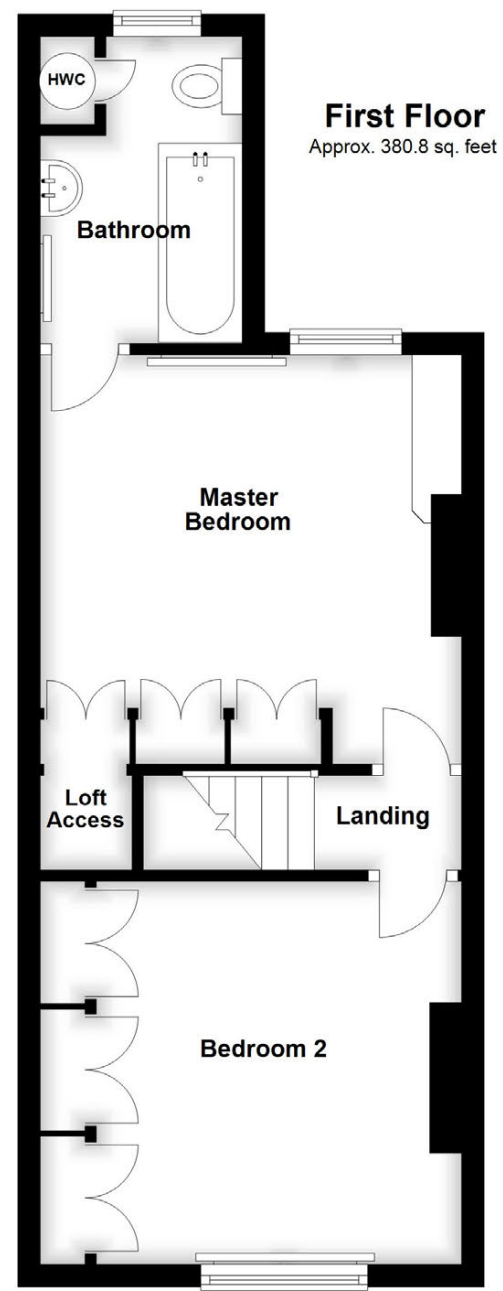
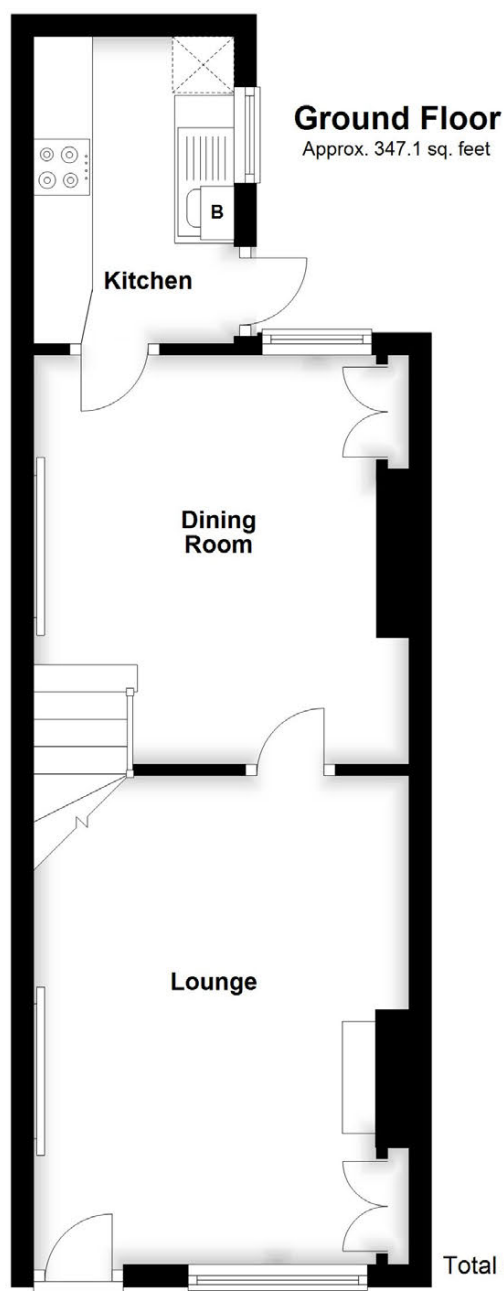
IMPORTANT INFORMATION

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.

PROPERTY INFORMATION QUESTIONNAIRE (PIQ)

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.





Total area: approx. 727.9 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

