



9 Cranmer Street, Leicester LE30QB

MOORE
& YORK



Property at a glance:

- Victorian Terraced Home
- Gas Central Heating & D\G
- Two Double Bedrooms
- Easy Access To Local Facilities & De-Montfort University
- No Upward Chain
- Ideal First Time & Investment Buy.
- Extended Kitchen/Breakfast Room

Offers Excess Of £160,000

Freehold



Extended Victorian terraced home nicely positioned within walking distance of the excellent range of facilities of the West End and within easy access of the DeMontfort University and the Leicester City centre itself. The centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, dining room and extended kitchen and to the first floor two double bedrooms and bathroom and stands with patio garden to rear. The property would ideally suit the first time and investment buyer alike and we highly recommend a early viewing.

DETAILED ACCOMMODATION

Hardwood door leading to:

LOUNGE

11' 0" x 11' 0" (3.35m x 3.35m) Radiator, UPVC sealed double glazed window, Varnished and wood paneled flooring.

INNER HALLWAY

Stairs leading to first floor accommodation.

DINING ROOM

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

KITCHEN/BREAKFAST ROOM

19' 8" x 7' 8" (5.99m x 2.34m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted ye level cupboards, built in cooker and four piece gas hob with extractor fan over set in stainless steel hood with matching splash back, Velux sealed double glazed window, stable door to rear garden, concealed central heating boiler.

FIRST FLOOR LANDING

BEDROOM 1

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



BEDROOM 2

11' 11" x 9' 7" (3.63m x 2.92m) Radiator, UPVC sealed double glazed window.

BATHROOM

8' 1" x 6' 0" (2.46m x 1.83m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

OUTSIDE

Patio garden to rear

SERVICES

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

TENURE

Freehold

COUNCIL TAX BAND

Leicester A

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.

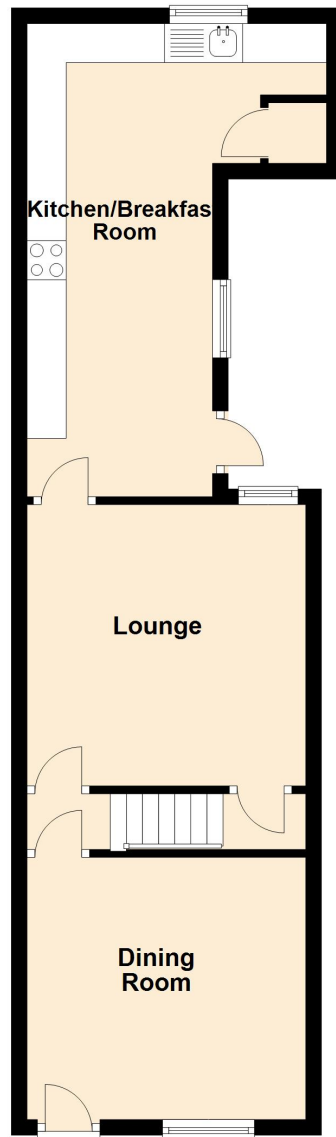
IMPORTANT INFORMATION

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.



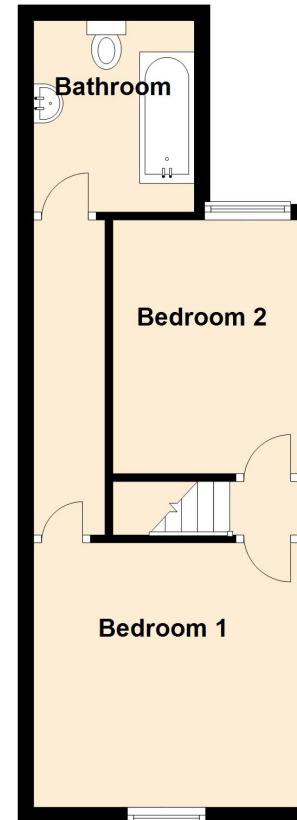
Ground Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.3 sq. feet)



Total area: approx. 75.9 sq. metres (817.2 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 – 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

