



100 Cranmer Street, Leicester LE30QA

MOORE  
& YORK



### Property at a glance:

- Victorian Bay Window End Terrace
- Three Bedrooms & Bathroom
- Lounge, Dining Room & Kitchen
- Gas Central Heating & D\G
- Easy Access City Centre, Train station and DMU
- No Onward Chain
- Ideal Investment

Asking Price £165,000 Freehold



Victorian three bedroom bay window end terraced home situated within walking distance of the local facilities of Narborough Road and within a short drive of the Leicester City Centre, main railway station and the DMU. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, dining room, kitchen and bathroom and to the first floor three bedrooms and stands with easily maintainable garden to rear. The property would suit the investment purchaser and we recommend an early viewing.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

#### ENTRANCE HALL

Radiator.

#### LOUNGE

13' 9" x 10' 4" (4.19m x 3.15m) UPVC sealed double glazed window, radiator, meters cupboard.

#### DINING ROOM

13' 4" x 10' 6" (4.06m x 3.20m) UPVC sealed double glazed window, radiator, enclosed stairs to first floor.



### KITCHEN

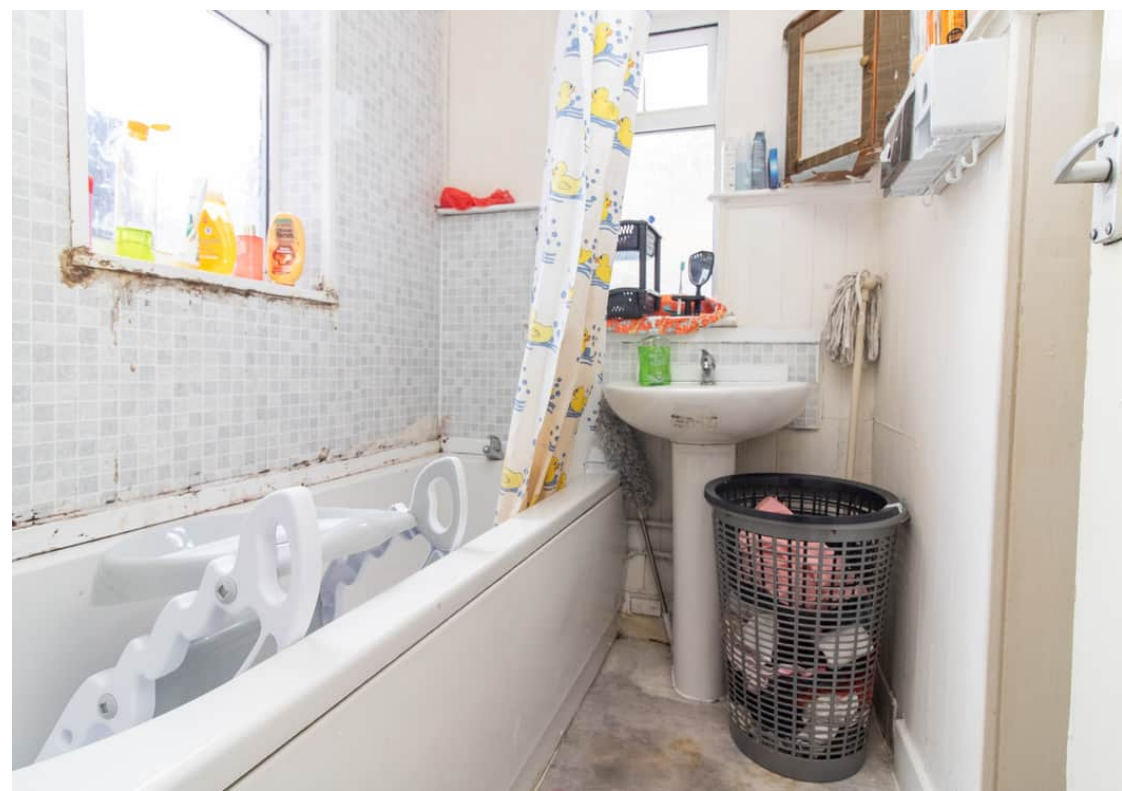
9' 4" x 7' 8" (2.84m x 2.34m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, UPVC sealed double glazed window, radiator, plumbing for washing machine, door to rear aspect.

### BATHROOM

5' 3" x 5' 0" (1.60m x 1.52m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, radiator.

### FIRST FLOOR LANDING

Access to loft space, radiator.



**BEDROOM 1**

13' 5" x 12' 4" (4.09m x 3.76m) UPVC sealed double glazed window, radiator.

**BEDROOM 2**

11' 0" x 10' 3" (3.35m x 3.12m) UPVC sealed double glazed window, radiator.

**BEDROOM 3**

9' 8" x 8' 0" (2.95m x 2.44m) UPVC sealed double glazed window, radiator.

**OUTSIDE**

Easily maintainable rear garden

**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.

**IMPORTANT INFORMATION**

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.

**TENURE**

Freehold

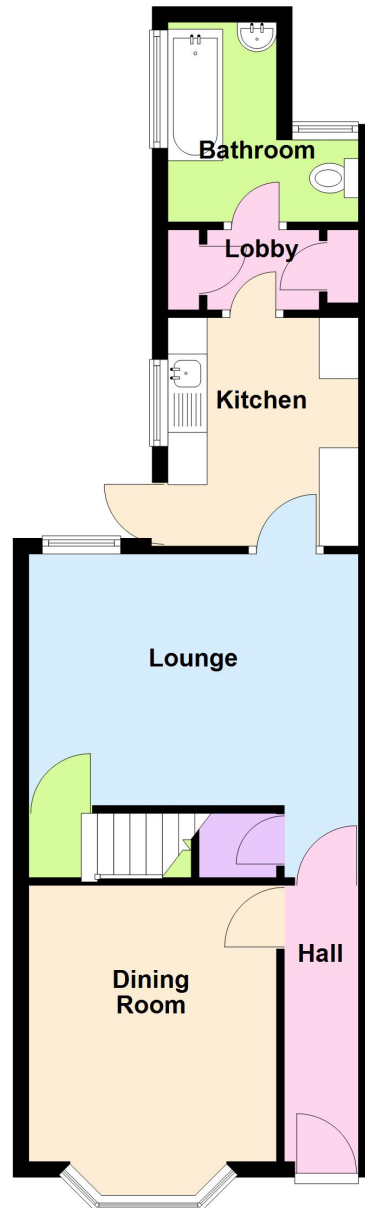
**EPC RATING**

E

**COUNCIL TAX BAND**

Leicester A

## Ground Floor



## First Floor



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

