



**FOR SALE**

2 Bed Mid Terraced House in Cranmer Street, Leicester LE3 0QB

**Offers Over £175,000**



## PROPERTY FEATURES

- No chain
- Ideal FTB or investment
- Mid-terrace home
- Two reception rooms
- Galley kitchen
- Upstairs bathroom
- Good rental potential
- Walking distance to West End
- Close to amenities & City Centre



## FULL DESCRIPTION

### SUMMARY

A fantastic opportunity to acquire this charming two-bedroom mid-terrace home, offered to the market with no onward chain - perfect for first-time buyers or savvy investors. Having two reception rooms and a well-appointed galley kitchen, the property offers versatile and comfortable living space. Upstairs features two spacious double bedrooms and a family bathroom. Outside there is a walled courtyard style garden and brick-built outhouse. Ideally positioned within easy walking distance of Leicester's vibrant West End, a wide range of local amenities, excellent transport links, and the City Centre, this home combines convenience with strong investment potential.

### ENTRANCE HALL

Accessed via a UPVC double glazed front door. Doors off to: Reception rooms. Laminate wooden flooring. Radiator. Access to under stairs storage area and meters.

### RECEPTION ROOM ONE

11' 0" x 7' 3" (3.35m x 2.21m) UPVC double glazed window to front aspect. Built-in cupboard. Radiator.

### RECEPTION ROOM TWO

11' 8" x 10' 9" (3.56m x 3.28m) Doors off to: Kitchen and stairs to first floor. UPVC double glazed window to rear aspect. Log-burner. Laminate wooden flooring. Radiator. Telephone point.

### KITCHEN

12' 7" x 5' 9" (3.84m x 1.75m) Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a freestanding gas top cooker with electric oven and extractor over. There is space for a freestanding fridge/freezer with a further space with plumbing for a freestanding washing machine. 2 x UPVC double glazed windows to side aspect. Timber framed door out to: Rear garden. Tiled flooring. Boiler.





## LANDING

Doors off to: Bedrooms and bathroom. Loft hatch access.  
Radiators.

## BEDROOM ONE

12' 3" x 11' 0" (3.73m x 3.35m) UPVC double glazed window to front aspect. Exposed wooden floorboards. Radiator.



## BEDROOM TWO

11' 9" x 9' 4" (3.58m x 2.84m) UPVC double glazed window to rear aspect. Storage/wardrobe cupboard. Radiator.

## BATHROOM

8' 8" x 5' 8" (2.64m x 1.73m) Comprising: 'P' shaped bath mixer tap and shower attachment, wall tiling to bath area, low level WC and wash hand basin. UPVC double glazed window to rear aspect. LED spotlight. Extractor. Tiled flooring. Radiator.

## OUTSIDE

The property has access from front to rear via a shared entry, pedestrian gated access into garden. The rear garden is walled with a paved patio and gravel seating area. There is the added benefit of a brick-built store.



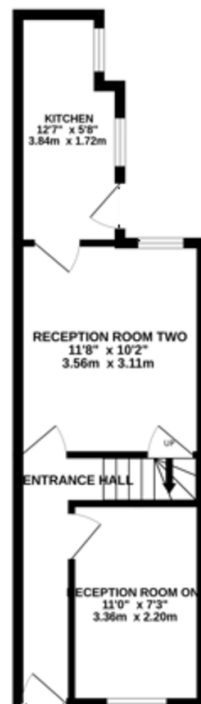


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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GROUND FLOOR  
325 sqft (302 sqm) approx.



1ST FLOOR  
309 sqft (28.4 sqm) approx.



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

