

76 Cranmer Street  
Leicester, , , LE3 0QB

Guide Price £140,000

## Property Features

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- Two bedrooms
- Mid-Terraced
- Ideal first time buy or investment
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- Sought after location
- Early viewings advised
- NO UPWARD CHAIN
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## Full Description

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### LOUNGE

11' 1" x 11' 3" (3.38m x 3.43m)

Double glazed bay window facing the front, radiator

### DINING ROOM

11' 1" x 12' 0" (3.38m x 3.66m)

Double glazed window facing the rear, radiator

### KITCHEN

8' 8" x 6' 1" (2.64m x 1.85m)

Double glazed window facing the side elevation, single drainer sink unit, a range of fitted wall and base units, gas hob.

### BEDROOM

11' 1" x 11' 3" (3.38m x 3.43m)

Double glazed window facing the front, radiator.

### BEDROOM

12' 0" x 7' 8" (3.66m x 2.34m)

Double glazed window facing the rear, radiator.

### BATHROOM

7' 9" x 6' 0" (2.36m x 1.83m)

Obscure double glazed window facing the rear, wash hand basin, low level WC, bath with shower over, radiator.

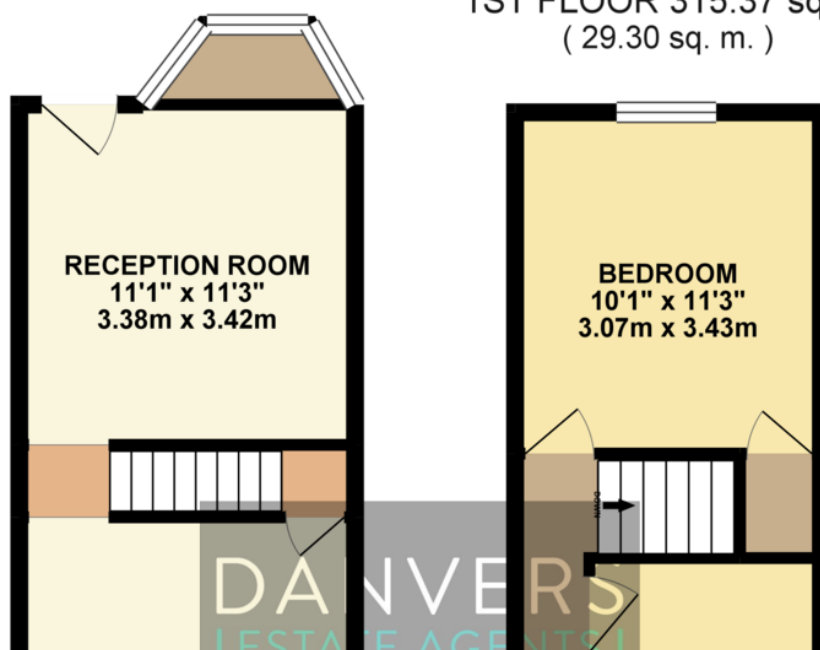




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GROUND FLOOR 349.77 sq. ft.  
( 32.50 sq. m. )

1ST FLOOR 315.37 sq. ft.  
( 29.30 sq. m. )



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements