



**32 Cranstone Crescent
Glenfield
Leicester
LE3 8LA**



For auction Guide Price £115,000

32 Cranstone Crescent, Glenfield, Leicester, LE3 8LA

Description

*****FOR SALE BY AUCTION 25TH FEBRUARY 2021 REGISTER TO BID *****

A well proportioned three bed roomed mid town house in need of general updating and modernisation.

There is a modern gas central heating system that would need a further couple of radiators adding.

Hall, spacious lounge, kitchen to the ground floor and three bedrooms and bathroom with separate WC. Gardens to front and rear and two useful stores.

Freehold with vacant possession.

Entrance hall

Panelled door to the hall with stairs to the first floor. Radiator.

Lounge 6.32m x 3.51m (20'9" x 11'6")

A well proportioned room with two radiators and windows to the front and rear.

Kitchen 4.09m max x 1.96m (13'5" max x 6'5")

Landing

Loft access.

Bedroom 1 3.96m x 3.29m (13'0" x 10'10")

Window to the front, radiator and built in cupboard.

Bedroom 2 3.08m x 3.57m (10'1" x 11'9")

Window to the rear and boiler cupboard.

Bedroom 3 2.75m max x 2.36m (9'0" max x 7'9")

Window to the front and built in storage cupboard over the stair bulk head.

Bathroom

Window to the rear, radiator. Panelled bath and vanity wash hand basin.

WC

Window to the rear and WC.

Outside

Front lawn garden with potential for off road parking subject to consent. Shared side pedestrian access to the rear gardens.

Rear Garden

Pleasant rear gardens with useful stores, the larger of the two is 2.58m x 1.43m. The garden is mainly laid to lawn.

Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

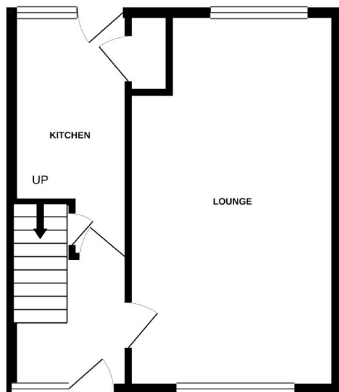
Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

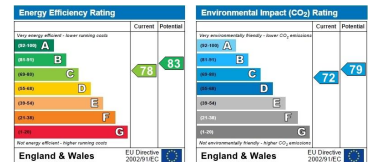
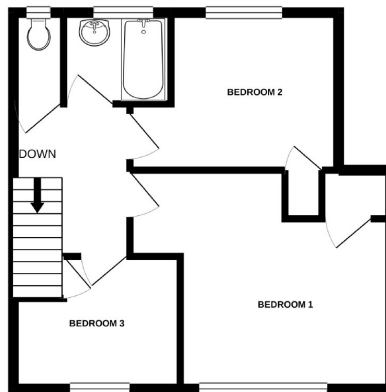
Buyers Administration Fee

Purchasers will be required to pay an administration fee of £1200.00 Inc VAT

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagix ©2020



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