



Cranmer Street, Leicester

- Being sold through Goto online auction
- Ideal Position for the Vibrant Narborough Road and The City
- Open Plan Living-Dining room
- Bathroom to first floor
- No Upward Chain
- Buy it now option available
- Two Double Bedrooms
- Kitchen
- Local Shops, Schools and amenities
- Buyers fee applies

By Auction £160,000

Tenure: Freehold

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Cranmer Street, Leicester

DESCRIPTION

Located in the heart of Leicester on Cranmer Street, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a prime location, just a stone's throw from the vibrant Narborough Road and the bustling city centre, ensuring that you are never far from a wealth of shops, schools, and local amenities.

Inside, the home features two generously sized double bedrooms, providing ample space for relaxation and rest. The three-piece bathroom suite is both functional and caters to your daily needs. The open-plan lounge-dining room creates a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The fitted kitchen is practical and allows you to rustle up some culinary delights.

Outside, the property benefits from an enclosed garden, complete with a storage outbuilding, offering additional space for your gardening tools or outdoor equipment. For those with vehicles, a residents parking permit is available, ensuring convenience in this lively area.

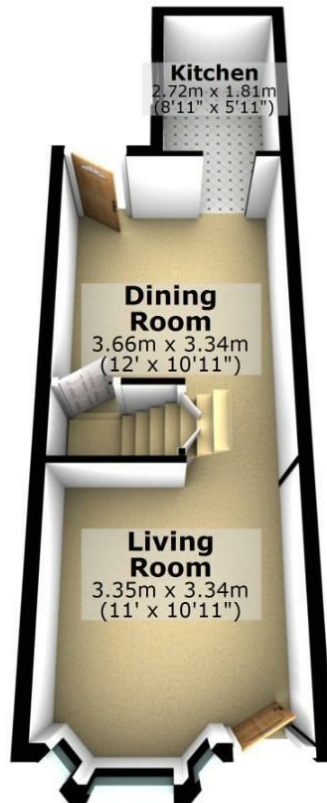
This property is being sold via online auction, with a buy it now option available, making it an accessible choice for prospective buyers. With no upward chain and a buyers fee applicable, this home is ready for you to move in and make it your own.

To arrange a viewing and explore the potential of this delightful property, please contact Hunters Estate Agents in Wigston. Don't miss out on this fantastic opportunity to secure a home in a sought-after location.



Council Tax: A

Ground Floor



First Floor



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		88	(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E	48		(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	
			EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

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