



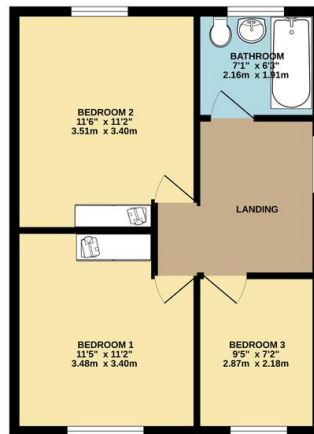
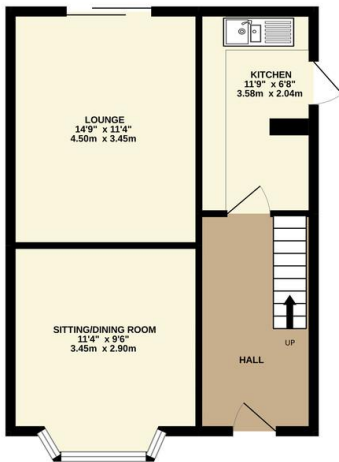
Property Summary

This three bedroom semi-detached is neatly presented throughout and situated in Wigston. The accommodation comprises main entrance hall and storage closet, lounge, dining room, fitted kitchen, landing to 3 bedrooms and family bathroom, large rear landscaped garden and easy to maintain front garden, carport, range of outbuildings and workshops. Internal inspection comes highly recommended.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		G4
(69-80)	C		
(55-68)	D		G3
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			
Address: Holmden Avenue, F1 14 1L			
Reference: P/G1			

- Semi Detached
- Three Bedrooms
- Highly Sought After Location
- Large Rear Gardens
- Carport
- Neat Presentation Throughout
- Ample Car Standing Space
- Two Reception Rooms

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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

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