

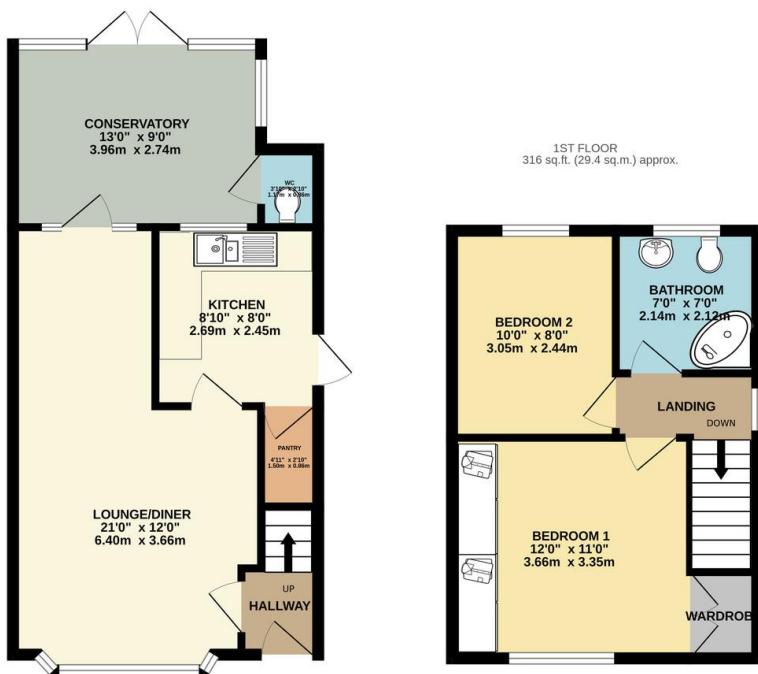


Property Summary

Offered with No Upward Chain this neatly presented two bedroom semi detached home is pleasantly situated in Wigston. The accommodation comprises of main entrance hall, lounge and diner, fitted kitchen, conservatory, ground floor WC, landing to two bedrooms and bathroom, front and rear landscaped gardens, shared access driveway to double detached garage to the rear. Internal inspection comes highly recommended.



GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		99
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
Burleigh Avenue
Reference:
PG1

- Semi Detached
- Two Bedrooms
- Highly Sought After Location
- No Upward Chain
- Conservatory
- Fitted Kitchen
- Landscaped Gardens
- Shared Driveway Access

TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. We have not tested any services or equipment and no guarantee is given as to their operation or efficiency. Prospective purchasers are advised to recheck the measurements. Made with Metropix ©2023

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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 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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