



## FOR SALE

3 Bed Town House in Central Avenue, Wigston LE18 2EA  
£230,000

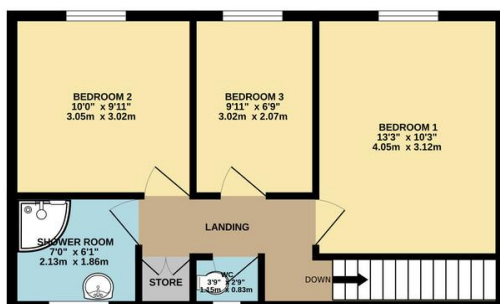
\*\*\* No Chain \*\*\* Well presented three bedroom mid town house, situated in the highly popular location of Wigston. The accommodation comprises of main entrance hall, kitchen diner, lounge, ground floor WC, landing to three bedrooms, shower room and separate WC, front and rear landscaped gardens. Internal inspection comes highly recommended. The property also benefits from a south facing garden and is close to local amenities including shops, parks and bus routes and provides transport links to motorways.



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.

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.  
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Three Bedroom Mid Town House
- No Chain
- Highly Popular Location
- Neatly Presented Throughout
- Kitchen / Diner
- Large Outbuildings
- Landscaped Rear Garden
- Off Road Parking

