



FOR SALE

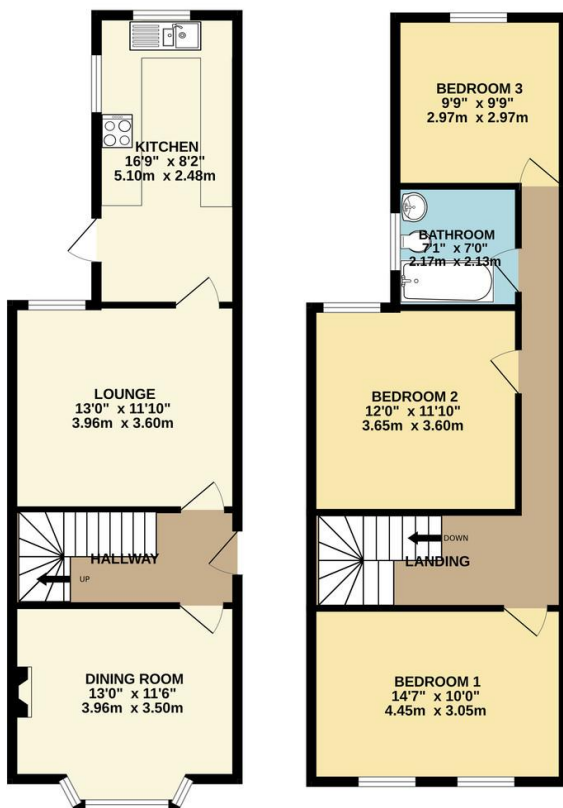
3 Bed End Terraced House in Orange Street, South Wigston LE18 4QB
Offers In Excess £190,000

*** No Chain *** Larger than average palisaded three bedroom end town house is pleasantly situated within the popular location of South Wigston and situated on a large plot. The accommodation comprises of main entrance hall, lounge, dining room, fitted kitchen, landing to three bedrooms and bathroom, front and rear gardens. The property requires further cosmetic upgrading and an opportunity to own a highly unique dwelling. Internal inspection comes highly recommended.



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA - 1062 sq.ft. (98.7 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.
Made with Metropix C1023

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)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Three Bedrooms
- Large Garden
- Off Road Parking To The Rear
- Requiring Modernisation
- Popular Location
- Extended Kitchen
- Two Reception Rooms

