



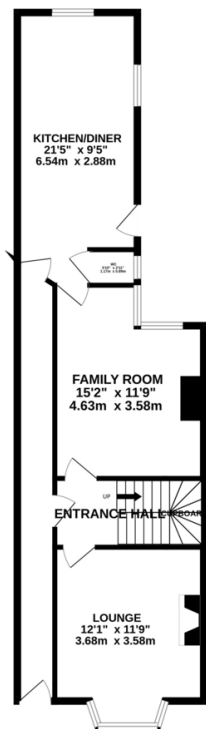
FOR SALE

3 Bed Mid Terraced House in Central Avenue, Wigston, LE18 2AA
Offers Over £240,000

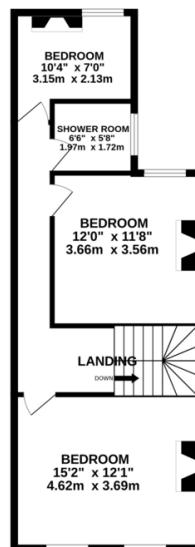
*** No Chain *** Well presented bay fronted mid terrace with larger than average rear garden. The property is a short walk away from Wigston town centre and the amenities it offers. The accommodation comprises enclosed side passage, entrance hall, lounge, family room, kitchen diner, downstairs w.c., three bedrooms, shower room and larger than average rear garden.



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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
- Bay Fronted
- Large Rear Garden
- Mid Terrace
- Convenient Location
- Kitchen Diner
- Two Reception Rooms

