



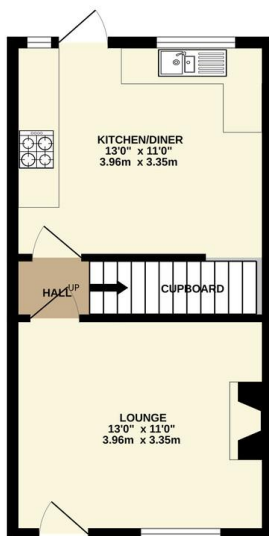
## FOR SALE

2 Bed End Terrace in Glebe Close, Wigston, LE18 3LU  
£210,000

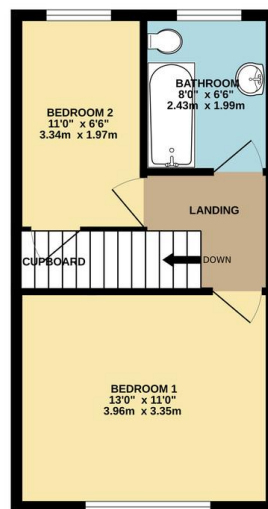
Offered with no upward chain Phillips George are delighted to offer this two bedroom end town house pleasantly situated on a cul-de-sac within the highly popular location of Wigston. The accommodation comprises of entrance to lounge, kitchen diner, landing to two bedrooms and bathroom. rear landscaped garden set on larger than average plot, on street parking. Call today for a viewing.



GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- End Town House
- No Upward Chain
- Cul De Sac
- Well Presented Throughout
- Highly Sought After Location
- Kitchen / Diner
- Refurbished Bathroom
- Larger Than Average Rear Garden

**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.

