



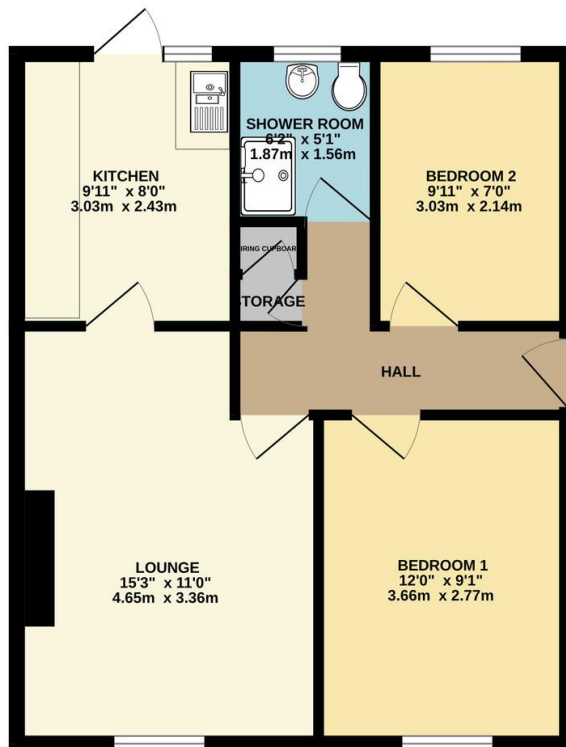
## FOR SALE

2 Bed Semi-Detached Bungalow in Stafford Drive, Wigston LE18 4YA  
£200,000

\*\*\* No Chain \*\*\* Having benefited from a recent rewire and new gas central heating this two bedroom semi detached bungalow requires the finishing touches and is located in the popular Fairfield Estate of Wigston. The accommodation comprises entrance hall, lounge, kitchen, two bedrooms, refurbished shower room, front and rear gardens, off-road parking and detached rear garage. Call to view today.



GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.5 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.  
Made with Metropix ©2023

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Two Bedrooms
- Semi Detached Bungalow
- Requires Finishing
- New Gas Central Heating
- Rewired
- Off Road Parking
- Garage

