



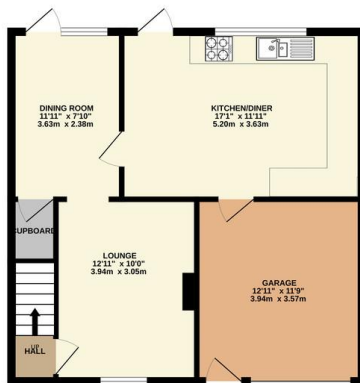
## FOR SALE

3 Bed Semi-Detached House in Ashton Close, Wigston LE18 2JQ  
£240,000

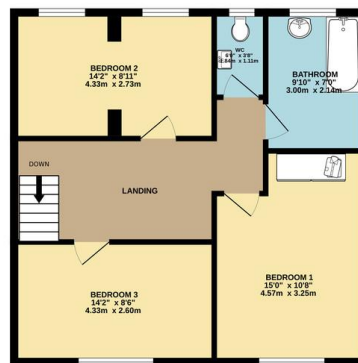
Requiring modernisation and 'chain free' this deceptively larger than average three bedroom semi detached is pleasantly situated on a quiet cul de sac with the highly popular Little Hill Estate of Wigston. The accommodation consists of main entrance hall to lounge, dining room, extended kitchen / diner, landing to three double bedrooms, bathroom with separate W.C, landscaped gardens, driveway and garage. Call Phillips George to view.



GROUND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA - 1229 sq.ft. (114.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

- Renovation Project
- Extended Semi Detached
- Larger Than Average
- Three Bedrooms
- Extended Kitchen / Diner
- Three Double Bedrooms
- Garage
- Cul De Sac

**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.

