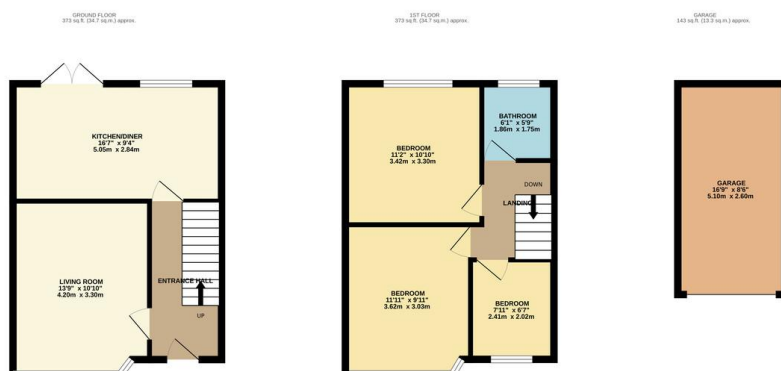




FOR SALE

3 Bed Semi-Detached House in Breedon Avenue, Wigston LE18 1DD
Offers Over £280,000

Attractive and much improved semi detached three bedroom home available for sale on a quiet cul de sac in Wigston. The property comprises entrances hall, living room and kitchen diner, together with three bedrooms and bathroom upstairs. The property also benefits from a detached garage, off road parking for three or more cars and pleasant outdoor space to the rear. In excellent condition throughout, this is an excellent family home on a quiet street.



FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS

TOTAL FLOOR AREA: 889 sq. ft. (82.6 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 misstatement. This plan is for illustrative purposes only and should not 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

- Three Bedrooms
- Semi Detached Home
- Kitchen Diner
- Living Room
- Entrance Hall
- Contemporary Decor
- Pleasant Outdoor Space
- Off Road Parking For Multiple Cars

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.

