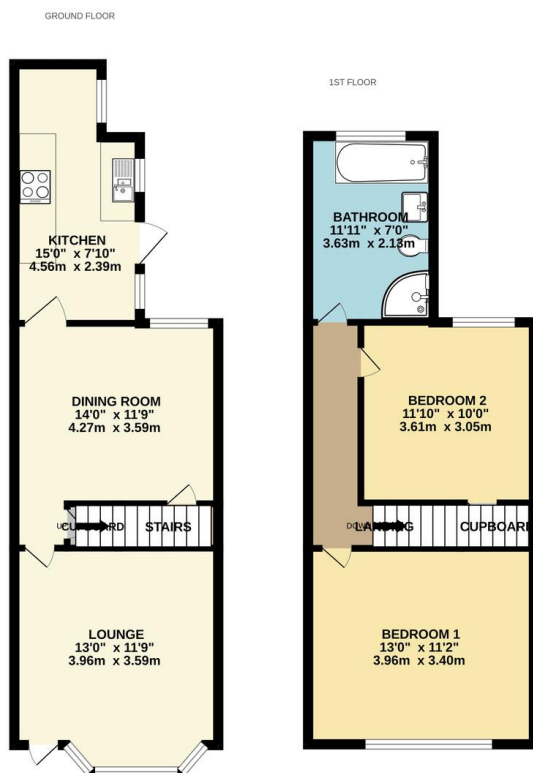




FOR SALE

2 Bed Semi Detached House in Wigston Lane, Aylestone, LE2 8TL
£220,000

Situated on the borders of Aylestone Village this character two bedroom semi detached is presented to a high standard throughout. Comprising entrance to lounge, dining room, fitted kitchen, landing to two bedrooms, refurbished four piece bathroom, landscaped larger than average rear garden, ample off road parking. Call Phillips George to view.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 network, 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		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Semi Detached
- Two Bedrooms
- On The Borders Of Aylestone Village
- Immaculate Presentation
- Fitted Kitchen
- Refurbished Bathroom
- Large Rear Garden
- Off Road Parking

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.

