



## FOR SALE

3 Bed Semi-Detached House in Davenport Road, Wigston LE18 2HF  
£200,000

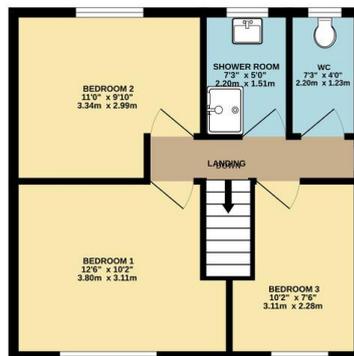
Offered with no upward chain and requiring renovation this three bedroom semi detached family home is situated in the popular estate of Little Hill, Wigston. The accommodation comprises of main entrance hall, lounge & diner, fitted kitchen, large pantry, landing to three bedrooms, shower room and separate WC, front and rear gardens, potential for off road parking. Call Phillips George to view.



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 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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EPC To Follow

- Semi Detached
- Three Bedrooms
- No Upward Chain
- Renovation Project
- Fitted Kitchen
- Little Hill Estate
- Popular Location
- Good Sized Gardens

**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.

