## Phillips George











## **FOR SALE**

2 Bed Semi-Detached House in Kingston Avenue, Wigston LE18 1HN £230,000

Located in Wigston this two bedroom semi detached is situated on a popular street and is well presented throughout. The accommodation comprises main entrance hall, lounge and diner, conservatory, fitted kitchen, landing to two bedrooms, refurbished shower room, landscaped gardens, ample off road parking. Call Phillips George to view.

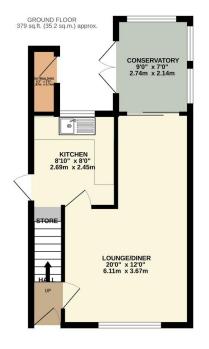
## Phillips George













TOTAL FLOOR AREA: 681 sq. ft. (63.2 sq. m.) approx.

While every attempt has been made to ensure the accusary of the floorpian contained here, measurements of doors, windows, rooms and say other femm an opproximate and no responsibility to taken for any error, mission or mis-attement. This pain is of fluttainthey purpose 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.

- Energy Efficiency Rating

  Very energy efficient lower running costs

  (92-100) A

  (81-91) B

  (69-80) C

  (55-68) D

  (39-54) E

  (1-20) G

  Not energy efficient higher running costs

  England, Scotland & Wales
- Semi Detached
- Two Bedrooms
- Well Presented
- Highly Popular Location
- Conservatory
- Refurbished Shower Room
- Sleeved Insulation Addition
- 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.

