



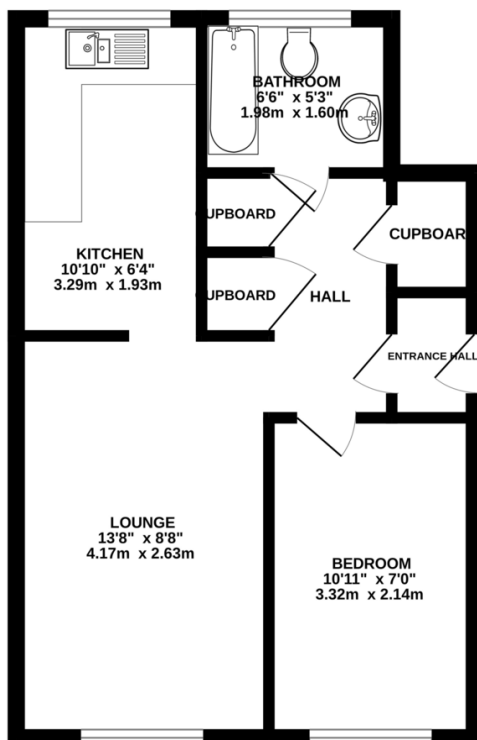
## FOR SALE

1 Bed Ground Floor Flat in Welford Road, Wigston LE18 3SL  
£95,000

> Ground floor one bedroom apartment available on Welford Road, situated a stones throw from Wigston town centre. The property comprises entrance hall, living / dining room, kitchen, double bedroom and bathroom. The property also benefits from gas central heating and off road parking.



GROUND FLOOR



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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**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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	72   C
39-54	E		
21-38	F		
1-20	G		

- Sold With No Upward Chain
- Ground Floor Apartment
- One Bedroom
- Gas Central Heating
- Double Glazing
- Town Centre Location
- Ideal Investment / First Time Buy
- Low Annual Service Charges

