

FOR SALE



Pensilva Close , Wigston, Leicester

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £235,000

MARTIN&CO



- Location - Wigston
- Three bedrooms
- Semi - Detached
- Lounge
- Kitchen
- Downstairs Bathroom
- Double glazed windows

PROPERTY DESCRIPTION ON OFFER A THREE BED SEMI DETACHED PROPERTY within a desirable cul-de-sac location, situated in the sought after city suburb of WIGSTON and being well served for the catchment area for Little Hill Primary School and conveniently placed for a wide range of everyday local amenities and services. This well presented property comprises in brief of entrance hallway, lounge, modern fitted CONTEMPORARY KITCHEN, GROUND FLOOR BATHROOM. To the first floor there are THREE BEDROOMS. The property benefits from a low maintenance rear garden and off road parking to the front. The property is currently tenanted with a fixed term contract in place until June 2024 and achieving rental of £1050 PCM. This property is not located in the selective licencing area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



ENTRANCE HALL Access via UPVC front door, radiator, tiled flooring, access to lounge, bathroom and kitchen, stairs leading to first floor:

LOUNGE 15' 11" x 12' 11" (4.85m x 3.94m) Laminate flooring, radiator, coving, double glazed windows to front and side aspect:

KITCHEN 9' 1" x 9' 10" (2.77m x 3m) White gloss kitchen with marble effect worktops over and inset sink/drain, integrated electric oven and gas hob with extractor chimney, space provided for washing machine insert and fridge/freezer. Wall mounted 'Worcester' boiler, useful under stairs storage cupboard. Double glazed window to rear aspect:

BATHROOM 5' 6" x 5' 1" (1.68m x 1.55m) Fully tiled bathroom suite with low level w/c, pedestal wash hand basin, bath with mixer shower over, towel rail, vanity unit and frosted double glazed window to rear aspect:

FIRST FLOOR LANDING Loft access

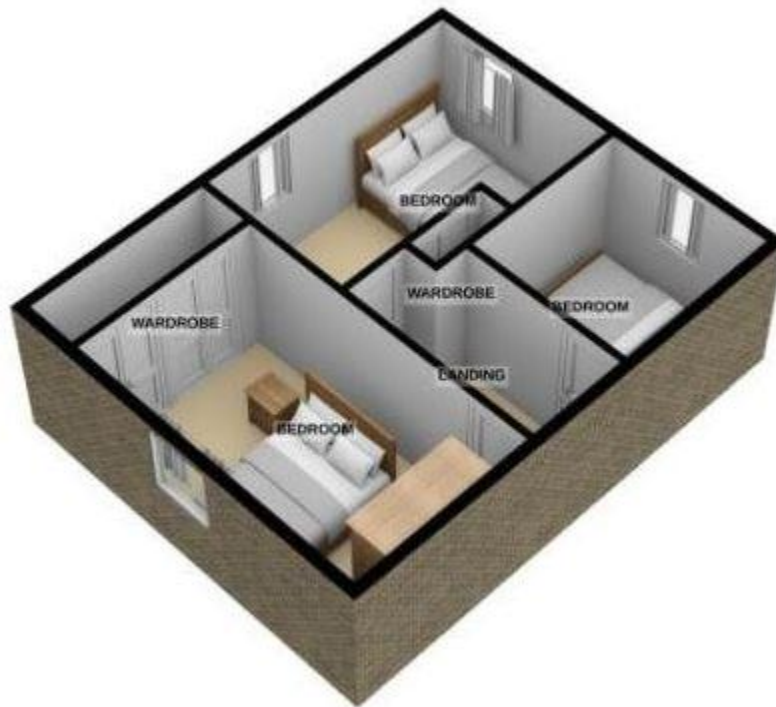
BEDROOM ONE 11' 9" x 9' 2" (3.58m x 2.79m) Radiator, fitted wardrobes, double glazed window to front elevation:

BEDROOM TWO 14' 8" x 7' 9" (4.47m x 2.36m) Fitted wardrobes, radiator and double glazed windows to side and rear elevation.

BEDROOM THREE 7' 8" x 6' 6" (2.34m x 1.98m) Radiator and double glazed window to rear elevation

OUTSIDE The property boasts a low maintenance rear garden. To the front there is a part gravel/part paved driveway for off road parking:





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.