



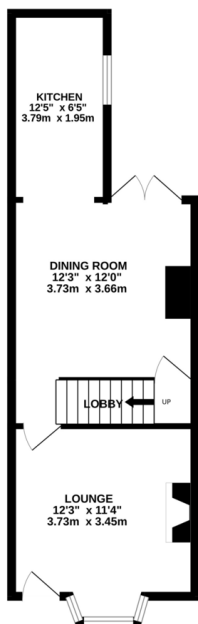
FOR SALE

2 Bed Mid Terraced House in Central Avenue, Wigston, LE18 2AB
Offers Over £220,000

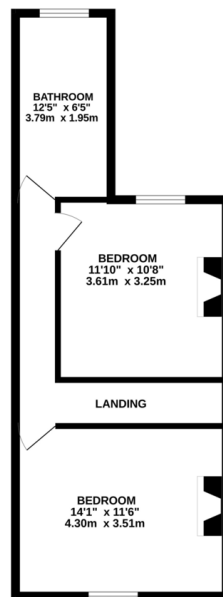
Well presented and well proportioned Victorian bay fronted terrace for sale in Wigston. The property is located within walking distance of the town centre, schools and transport links. The accommodation comprises lounge, dining room, kitchen, two double bedrooms, large bathroom and rear garden.



GROUND FLOOR
396 sq ft (37.0 sq m) approx.



1ST FLOOR
439 sq ft (40.8 sq m) approx.



TOTAL FLOOR AREA: 838 sq ft (77.8 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should not be used for any prospective purchaser. The fixtures, 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		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- Two Double Bedrooms
- Bay Fronted
- Mid Terrace
- Rear Garden
- Well Presented Throughout
- On Street Parking
- Close To Amenities
- Boiler Fitted 2019

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.

