

## FOR SALE

3 Bed End Terraced House in Gladstone Street, Wigston LE18 1AE  
£210,000

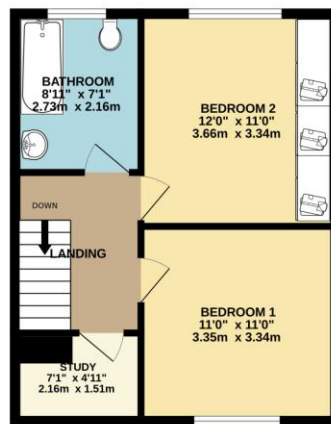
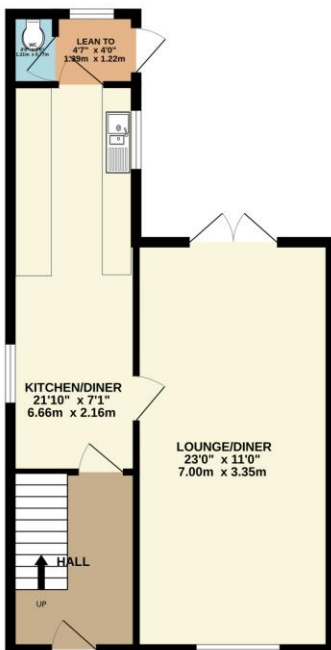
Conveniently situated close to the Wigston Town Centre sits this two / three bedroom end of terrace. Having benefited from a recently refurbished kitchen and being neatly presented throughout the accommodation comprises main entrance hall, lounge and diner, refurbished kitchen and diner, ground floor W.C, double glazed rear lean to, landing to two bedrooms and further office / cot room, bathroom, landscaped gardens, unique off road parking. Call Phillip George to view.





GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA - 917 sq.ft. (85.2 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 items are approximate and no responsibility is taken for any error, omission or mis-shipment. 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.  
Made with Metropix iC2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(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	

- End Terrace
- Two / Three Bedrooms
- Highly Popular Location
- Wigston Town Centre
- No Upward Chain
- Refurbished Kitchen
- Neatly Presented Throughout
- Landscaped Yard

**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.

