



## FOR SALE

3 Bed Semi-Detached Bungalow in Oadby Road, Wigston LE18 3PU  
Auction Guide Price £185,000

Guide Price £185,000+ Plus Fees - Unconditional with Variable Fee. Auction date  
Thursday 21st November at 9am.

For Sale By Auction. For more information on the auction process or to view the  
property, contact SDL Auctions. Alternatively contact Phillips George who can provide  
the contact details for SDL.



GROUND FLOOR

1ST 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 graphics, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 12/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	38	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

- Fo Sale By Auction
- No Chain
- Excellent Plot
- Three Bedrooms
- Semi Detached Bungalow
- Work Required
- Convenient Location
- Extended

**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.

