



FOR SALE

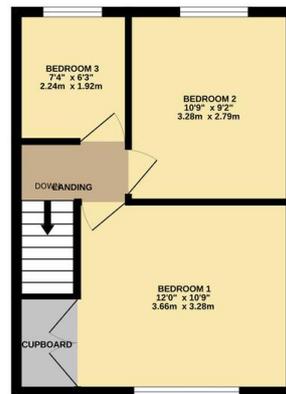
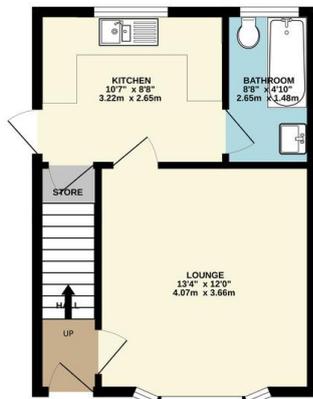
3 Bed Semi-Detached House in Burleigh Avenue, Wigston LE18 1FN
£235,000

A nicely presented three bedroom semi-detached home located in the popular town of Wigston. The property offers well maintained accommodation throughout including a lounge, fitted kitchen and ground floor bathroom, with three bedrooms located on the first floor. Outside benefits from a landscaped rear garden, shared access to a large garage and off-road parking to the front. An ideal first time purchase or investment opportunity within easy reach of local amenities, schools and transport links.



GROUND FLOOR
335 sq.ft. (31.2 sq.m.) approx.

1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.
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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EPC To Follow

- Three Bedroom Semi Detached Home
- Ground Floor Bathroom Suite
- Popular Wigston Location
- Nicely Presented Throughout
- Fitted Kitchen With Garden Access
- Three First Floor Bedrooms
- Landscaped Rear Garden
- Off Road Parking To Front

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.

