



## Guide Price £140,000

**Station Street, South Wigston, Leicester, LE18 4TH**

- Mid Terraced Property
- Requires Modernisation
- Extended Kitchen
- Bathroom Suite
- Early Viewing Advised
- South Wigston
- Two Reception Rooms
- Two Bedrooms
- GCH, DG & EPC D
- No Upward Chain



GUIDE PRICE £140,000-£150,000

ON OFFER AN EXTENDED TERRACED PROPERTY requiring modernisation superbly situated in the heart of South Wigston, being well served for everyday local amenities along Blaby Road, local bus routes to Leicester City Centre & within walking distance of the train station. This property would provide an ideal FIRST TIME BUY or INVESTOR OPPORTUNITY (subject to a selective licensing application) and briefly comprises two reception rooms, extended fitted kitchen, two bedrooms and fitted bathroom with a shower. The property benefits from GCH & DG with good sized pretty rear garden. AVAILABLE WITH NO UPWARD CHAIN and EARLY VIEWING IS HIGHLY RECOMMENDED.



**FRONT RECEPTION ROOM**

**10'9" x 11'2" (3.29 x 3.42 )**

Laminate flooring, fire hearth and surround, fitted meter cupboard, radiator and double glazed window to front aspect:



**REAR RECEPTION ROOM**

**10'9" x 11'1" (3.30 x 3.39 )**

Laminate, fire surround and hearth, dado rail, under stairs storage, radiator and double double window to rear aspect:



**KITCHEN**

**17'7" x 5'5" (5.38 x 1.66 )**

Fitted kitchen with a variety of wooden units with worktops over. Stainless steel sink/drain, radiator, fitted electric fan oven, four ring gas hob and extractor. Space provided for washing machine and fridge/freezer. Wall mounted 'Worcester' boiler. Double glazed window to rear and side aspect and back door to rear garden:

**ASPECT TWO**

**LANDING**

Access to all rooms:



**BEDROOM ONE**

**12'4" x 11'2" (3.77 x 3.42 )**

Radiator and double glazed window to front elevation



**BEDROOM TWO**  
**11'1" x 6'3" (3.40 x 1.93 )**

Radiator, over stairs cupboard and double glazed window to rear elevation:



**COURTYARD GARDEN**

The property benefits from good sized rear courtyard garden:

**FREE VALUATION**

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

**GENERAL REMARKS**

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

**MONEY LAUNDERING**

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

**MORTGAGES**

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm

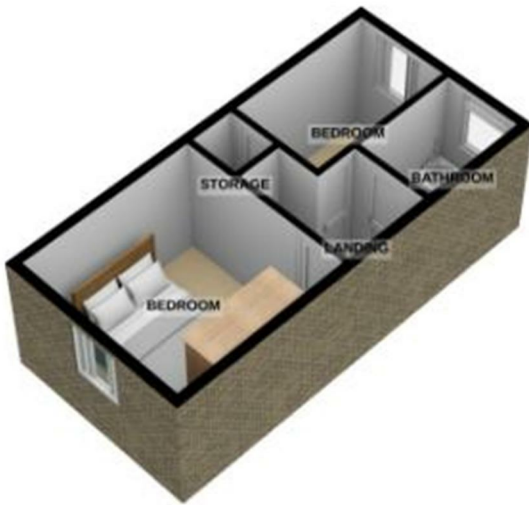


**BATHROOM**  
**8'0" x 5'5" (2.45 x 1.66 )**

Bathroom suite comprising of a bath with electric shower over, pedestal wash hand basin and low flush WC. Tiled surrounds, shower screen, chrome towel rail, double glazed window to rear elevation:



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Barkers

Est.1985

**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

