



READINGS

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**360 TOUR
AVAILABLE**



Grange Road
Wigston, LE18 1JJ

£240,000



Grange Road

, Wigston, LE18 1JJ

This three-bedroom semi-detached house on Grange Road, Wigston, offers an exceptional opportunity for those seeking a renovation project. In a well-established and sought after location, this home is just waiting to be transformed.

Upon entering the property, you'll find an entrance hall, a spacious lounge which opens through to a dining room to the rear, there's a kitchen with cupboards etc along with a combi boiler, the rear lobby/store adds potential to enlarge the kitchen.

As you ascend the stairs, you'll discover three bedrooms and a bathroom.

Outside, the property benefits from a driveway and a front garden. There's a garage to the side of the house, complete with a workshop to the rear plus a couple of useful stores.

The generous garden at the rear of the property is a blank canvas ready for landscaping. With such a large plot, there's potential to extend the property (subject to the usual consents) to create even more living space.

One of the key advantages of this property is that it's being sold with no chain.

Don't let this promising project slip through your fingers, contact us today to arrange a viewing.

Entrance hall

Lounge

Dining room

Kitchen

Rear lobby

Landing

Bedroom one





Bedroom two

Bedroom three

Bathroom

Garage

Workshop and stores

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Consumer Protection Legislation

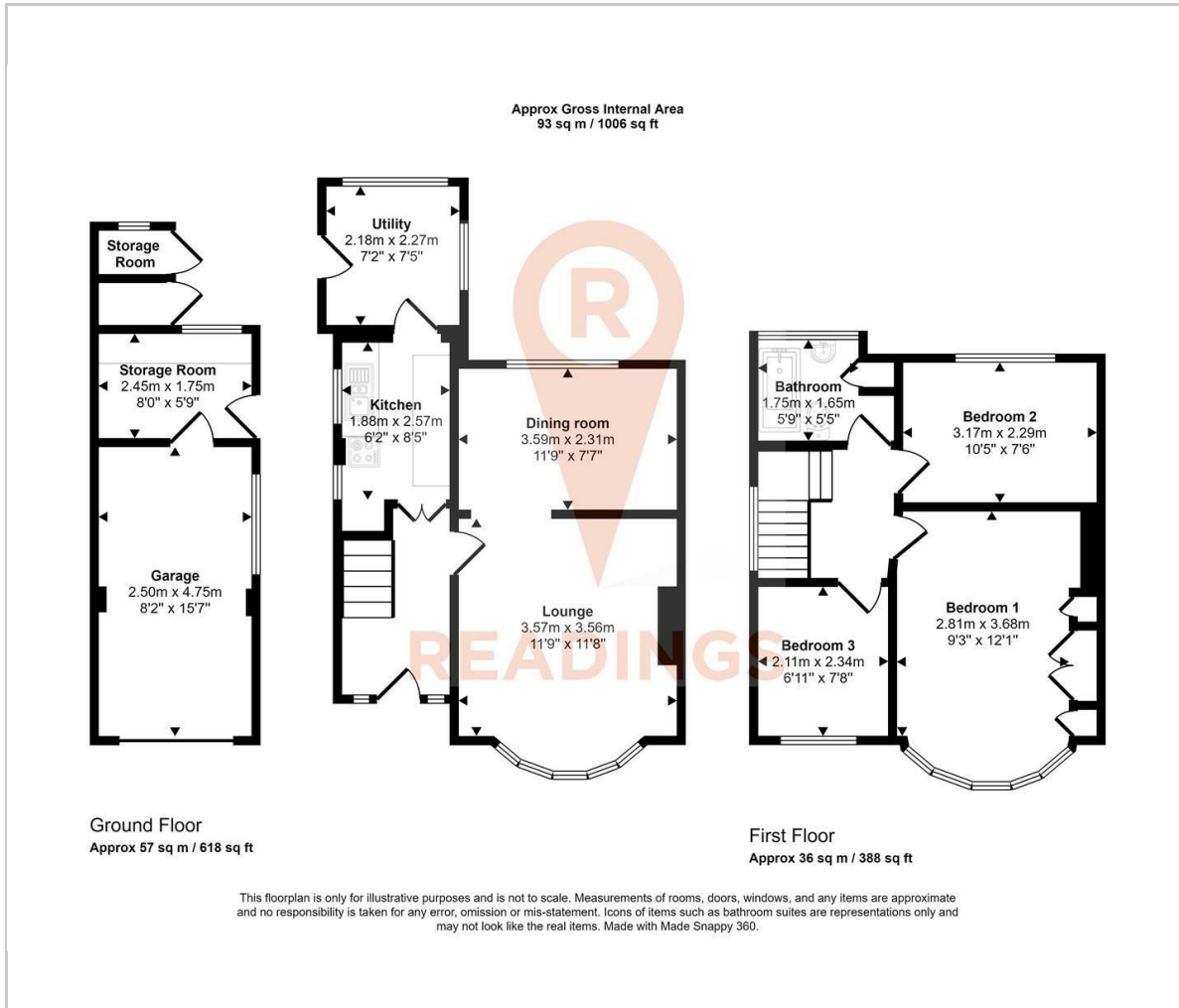
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.



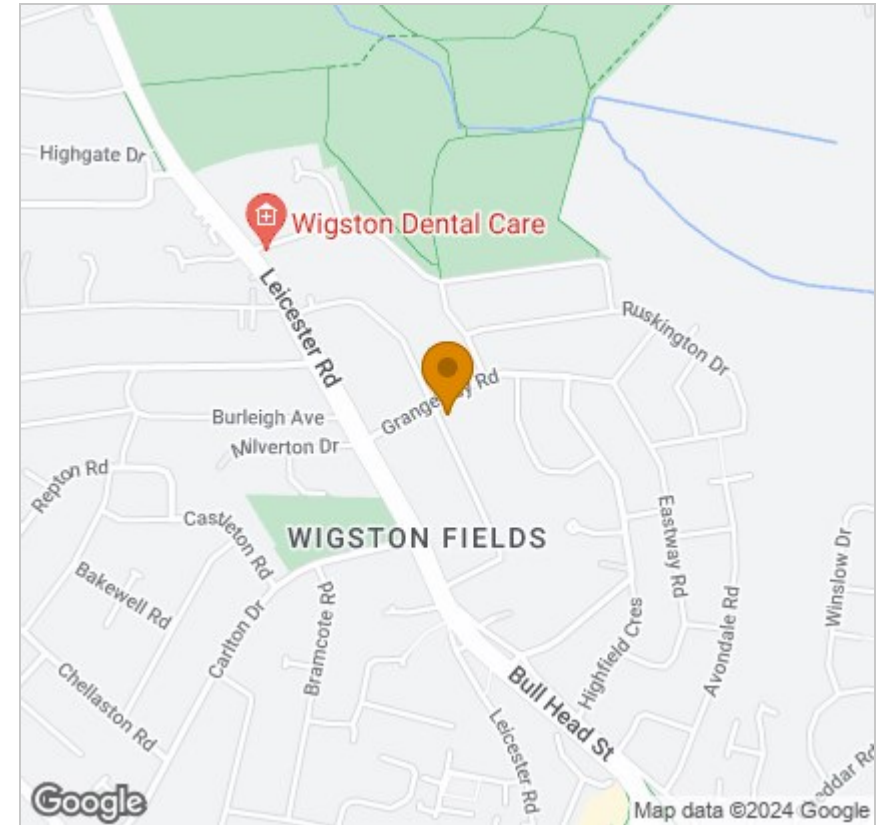
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

