



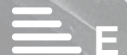
READINGS

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Roehampton Drive
Wigston, LE18 1HS

£250,000



Roehampton Drive

Wigston, LE18 1HS

This semi-detached house occupies a distinctive wedge-like shaped plot, tapering towards the front but expanding into a spacious rear garden. Perfectly suited for first-time buyers keen on personalising their home, this property brims with potential. Upon entry, you'll find a porch leading into a hallway, an open-plan lounge/dining room and a conservatory, albeit one now in need of replacement. Adjoining the hallway is a compact yet functional kitchen. Upstairs reveals two double bedrooms, alongside a small single bedroom/study. The bathroom requires refurbishment. The loft is generously sized, equipped with boarding for storage, power and lighting. Outside, a driveway offers convenient off-road parking, while the sizable rear garden, albeit currently undergoing some renovation, presents an exciting project opportunity. This property is presented with the added bonus of no onward chain.

Porch and Hall

Lounge

12'5" x 10'11" (3.81m x 3.33m)

Dining Room

13'1" x 11'1" (4.00m x 3.40m)

Conservatory

10'1" x 6'1" (3.08m x 1.86m)

Kitchen

6'0" x 9'1" (1.85m x 2.77m)

Landing

Bedroom One

13'4" x 11'2" (4.08m x 3.41m)

Bedroom Two

12'5" x 11'3" (3.80m x 3.43m)

Bedroom Three

6'11" x 6'3" (2.13m x 1.91m)

Bathroom

7'6" x 6'4" (2.29m x 1.94m)





Property Information

Tenure: Freehold
Local Authority: Oadby & Wigston
Council Tax Band: C
Type of Construction: Brick with tiled roof
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: Very low
PLEASE NOTE: The house has previously suffered from subsidence. The rear part of the property has been underpinned, 7 trees removed and a certificate of structural satisfaction has been issued.

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.

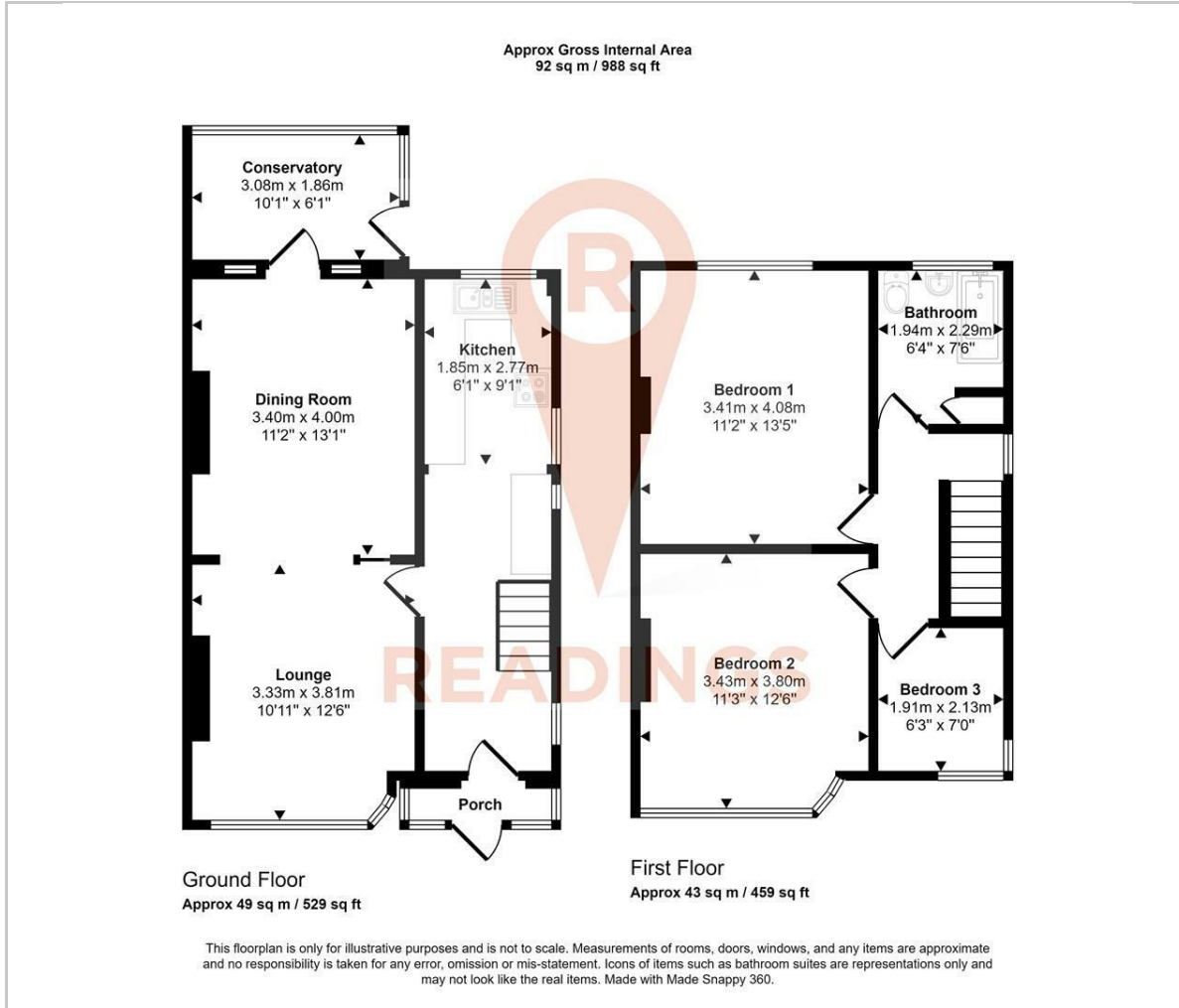
Tenure

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.

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.

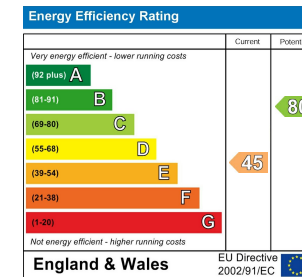
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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