



READINGS

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Clifford Street
Wigston, LE18 4SH

£195,000



Clifford Street

, Wigston, LE18 4SH

This beautifully presented mid-terrace house is in show-home condition, making it the perfect, move-in-ready option for first-time buyers. With a front garden, a cosy lounge with its bay window brings in lots of natural light. There's also a separate dining room at the rear and a sleek, modern kitchen that's ready for you to enjoy.

Upstairs, the spacious double bedroom at the front comes with plenty of storage, and the second bedroom is currently set up as a dressing room/office. The bathroom is both stylish and modern, adding to the home's polished feel.

The rear garden is a real gem, featuring a covered patio area, lawn, lovely planted borders and the added bonus of an outside utility space and store. Located in a super convenient spot with plenty of amenities just around the corner, this home won't be on the market for long. Book your viewing today to make sure you don't miss out!

Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

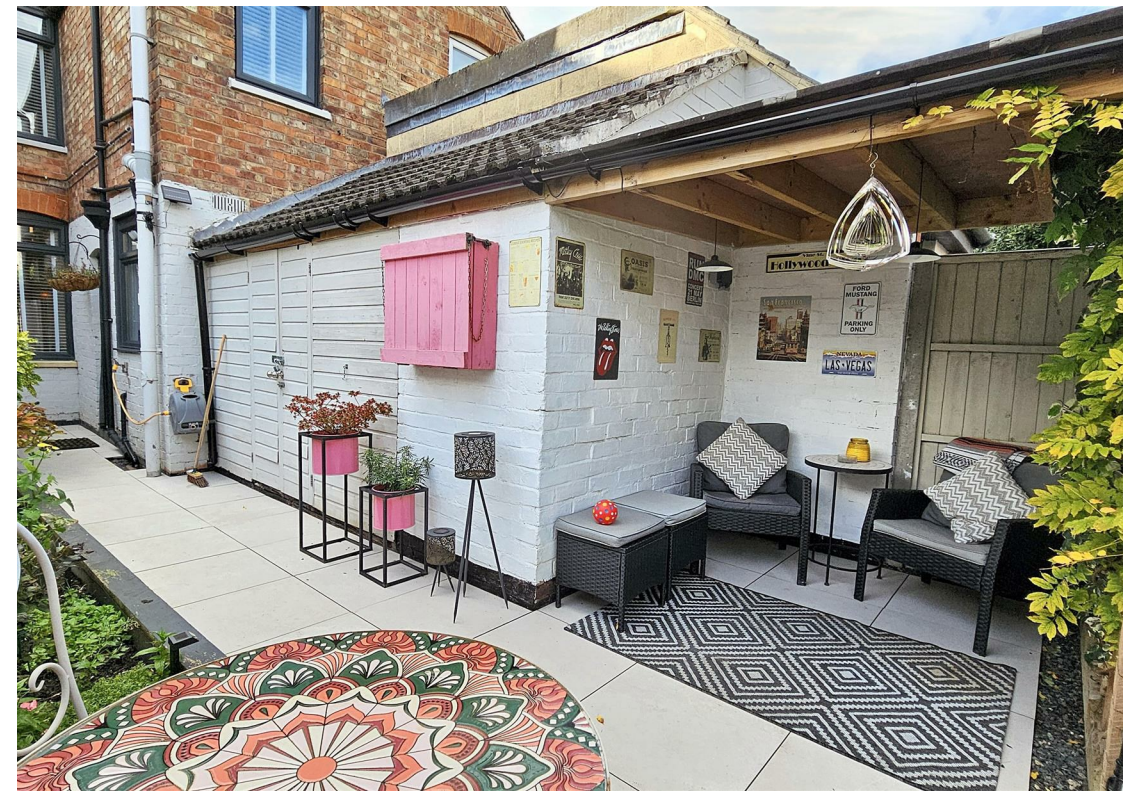
Council Tax Band: A

Type of Construction: Brick

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: No risk





Consumer Protection Legislation

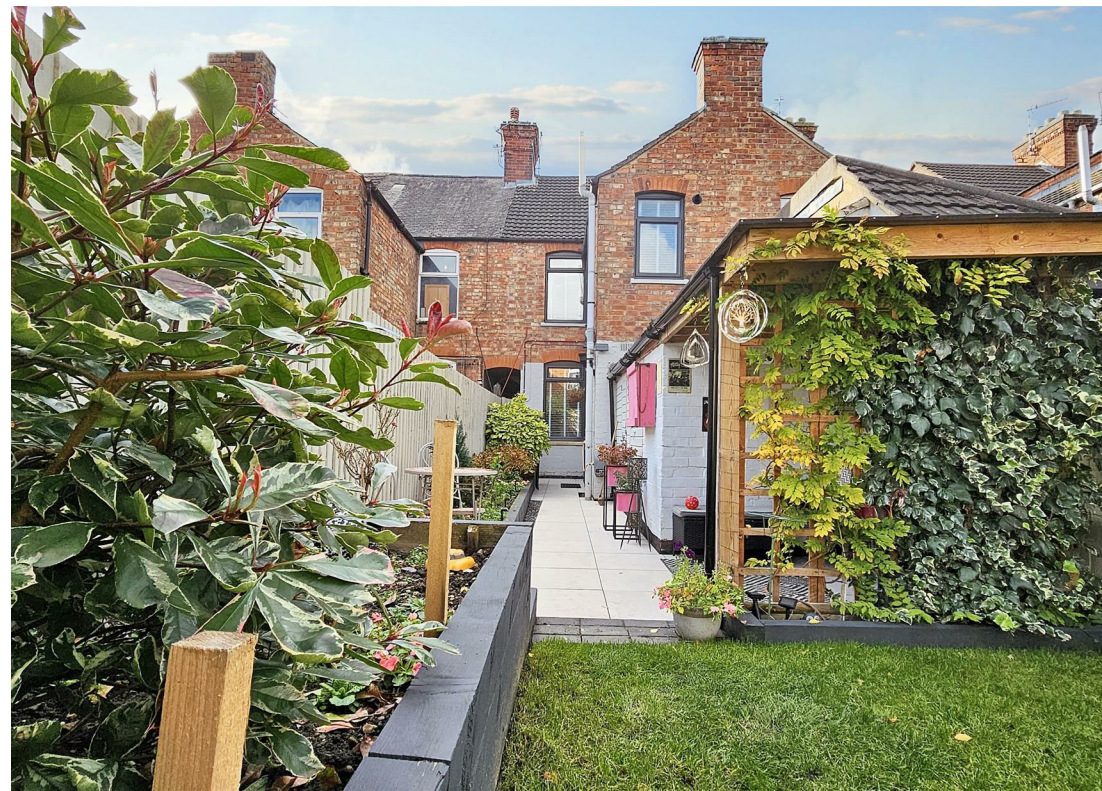
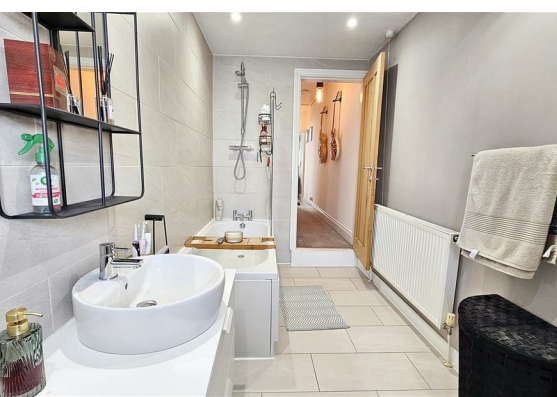
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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

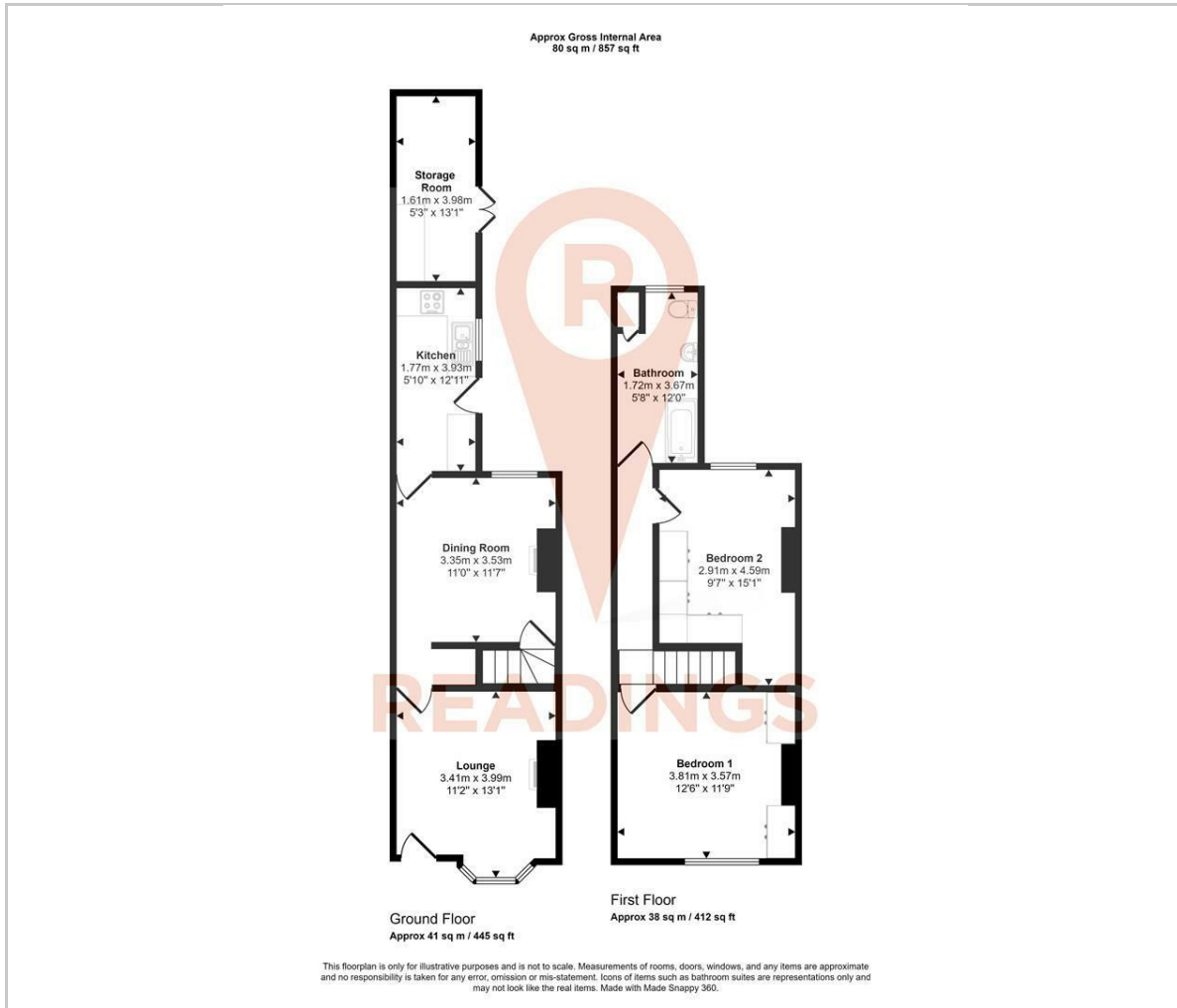
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical 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



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

