



Timber Street, Wigston

Offers Over £170,000

Located on Timber Street, this BAY-FRONTED terrace offers two reception rooms, a kitchen, three bedrooms, a low-maintenance garden, and a TIMBER OUTBUILDING ideal for home working.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Reception Room One

11' 6" x 11' 4" (3.51m x 3.45m)

With a uPVC front door, a double-glazed bay window to the front elevation, chimney breast with living flame effect gas fire, marble fire surround and hearth, TV point, a meter cupboard, coving to the ceiling, ceiling rose, and a radiator.

Reception Room Two

11' 10" x 11' 4" (3.61m x 3.45m)

With a double-glazed window to the rear elevation, wood effect laminate flooring, chimney breast, understairs cupboard, door leading to the staircase, door to the kitchen and a radiator.

Fitted Kitchen

8' 11" x 6' 0" (2.72m x 1.83m)

With a double-glazed window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, space for a free-standing gas hob and oven, space for a free-standing fridge-freezer, wall-mounted boiler and doorway leading to the lobby/hallway.



Lobby/Hallway

With a double-glazed door to the rear garden and a door leading to the downstairs shower room.

Shower Room

6' 5" x 5' 3" (1.96m x 1.60m)

With a double-glazed window to the rear elevation, tiled flooring, shower cubicle with shower over, WC, wash hand basin, tiled splashbacks and a radiator.

First Floor Landing

Bedroom One

12' 10" x 11' 5" (3.91m x 3.48m)

With two double-glazed windows to the front elevation, chimney breast, built-in wardrobes and a radiator.

Bedroom Two

12' 9" x 11' 11" (3.89m x 3.63m)

With a double-glazed window to the rear elevation, chimney breast, overstairs cupboard, a door leading to bedroom three and a radiator.

Bedroom Three

8' 11" x 5' 10" (2.72m x 1.78m)

With a double-glazed window to the rear elevation and a radiator.

Front Garden

A fore-garden frontage with a pathway providing access to the front door.

Rear Garden

A low-maintenance rear garden with a timber frame outbuilding (currently used as a work-from-home office) and well-maintained borders.

Disclosure:

Please be advised that this property contains Japanese Knotweed. A 10 Yr Herbicide Treatment Programme is currently in place. Prospective buyers or users are encouraged to conduct their own due diligence regarding the management and potential implications of Japanese Knotweed on the property.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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We'll keep you moving...



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