



Gold Hill Court, Wigston

Offers in Excess of £225,000

A MODERN BUILT end town house creating an ideal first time purchase or opportunity to downsize, this attractive home includes a kitchen diner with BUILT-IN APPLIANCES and two double bedrooms.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

Via a double glazed front door, with wood effect laminate floor, radiator.

Kitchen Diner

10' 8" x 8' 4" (3.25m x 2.53m)

With double glazed window to the front elevation, tiled floor, part tiled walls, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, inset four ring gas hob and oven, extractor hood, glazed splash back, integrated fridge/freezer, plumbing for washing machine, spotlights, radiator.

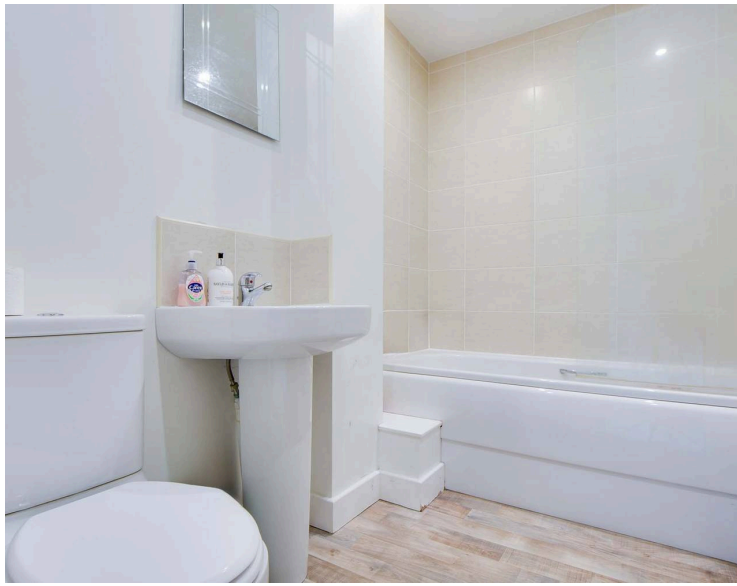
Lounge

12' 9" x 12' 1" (3.88m x 3.68m)

With double glazed French doors to the rear garden, wood effect laminate floor, TV point, stairs to first floor, radiator.

Ground Floor WC

With low-level WC, wash hand basin, part tiled walls, radiator.



First Floor Landing

With loft access leading to partly boarded loft.

Bedroom One

12' 0" x 10' 8" (3.66m x 3.26m)

With double glazed window to the front elevation, radiator.

Bedroom Two

12' 0" x 7' 8" (3.67m x 2.33m)

With double glazed window to the rear elevation, radiator.

Bathroom

8' 5" x 5' 7" (2.56m x 1.71m)

Having bath with mixer shower tap, low-level WC, wash hand basin, part tiled walls, radiator.

Front Garden

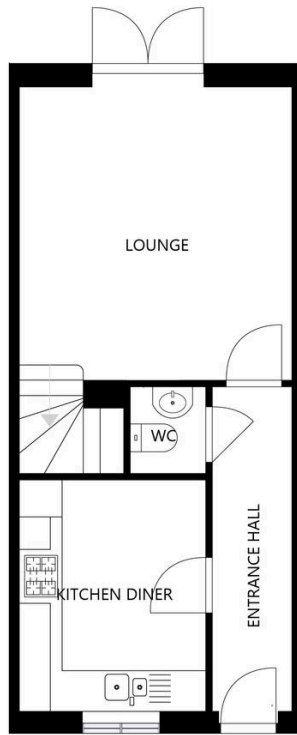
A low maintenance frontage with gravelled area, paved area, pathway.

Rear Garden

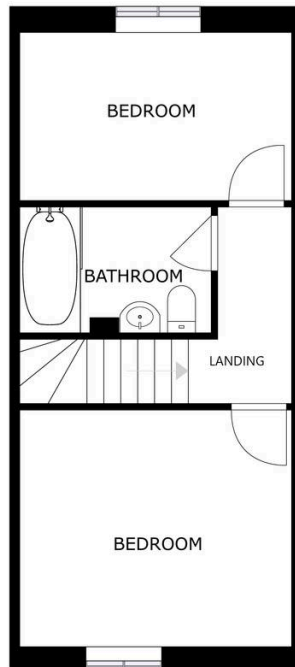
A low maintenance rear garden with paved patio area, gravelled area, lawn, gate to side access, fencing to perimeter.

Parking

Allocated off road parking situated to the front.



FLOOR 1



FLOOR 2



We'll keep you moving...



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