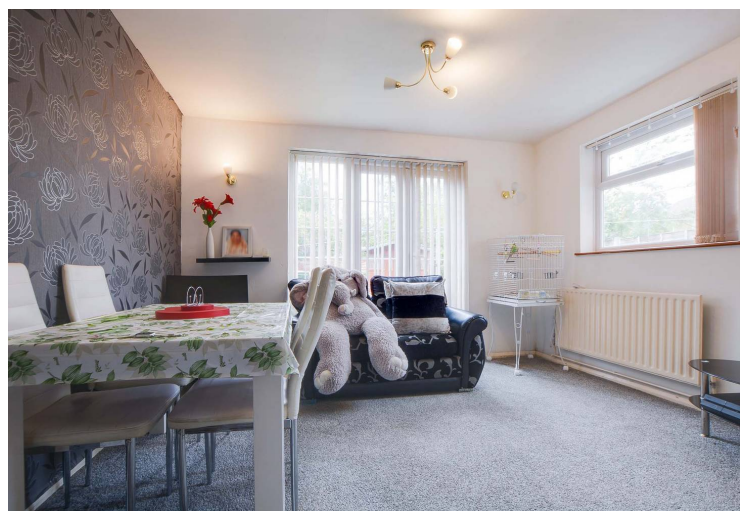
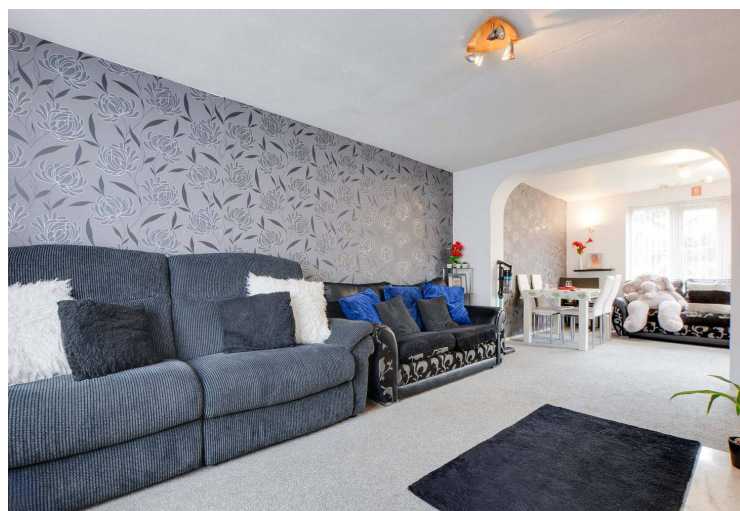




Wiltshire Road, Wigston

£220,000

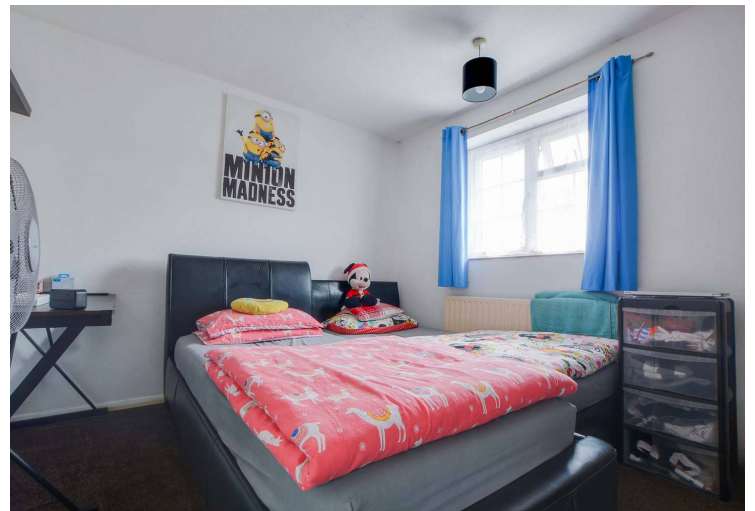
Located on Wiltshire Road, this EXTENDED mid town house presents a lounge with open access to the dining room. The first floor has TWO BEDROOMS. Outside enjoys a low maintenance rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

With double glazed window and door to the front elevation, stairs to first floor, radiator.

Lounge 14' 10" x 10' 11" (4.51m x 3.32m)

With double glazed window to the front elevation, chimney breast with living flame gas fire, marble surround and hearth, TV point, radiator, archway leading to dining room.

Dining Room 12' 0" x 10' 2" (3.67m x 3.09m)

With double glazed window to the side elevation, double glazed doors to the rear garden, radiator.

Kitchen 14' 8" x 10' 4" (4.46m x 3.15m)

narrowing to 2.18 m. With double glazed windows to the front and rear elevations, double glazed door leading to rear garden, a range of wall and base units with work surface over, stainless steel sink and drainer, part tiled walls, inset four ring gas hob, integrated oven, plumbing for washing machine, space for tumble dryer, space for fridge freezer, vinyl floor, wall mounted boiler.



First Floor Landing

With double glazed window to the rear elevation, loft access.

Bedroom One 14' 11" x 9' 9" (4.56m x 2.98m)

With double glazed windows to the side and rear elevations, built-in wardrobes, two radiators.

Bedroom Two 10' 7" x 9' 7" (3.23m x 2.92m)

With double glazed window to the front elevation, built-in wardrobe, radiator.

Bathroom 7' 5" x 5' 0" (2.26m x 1.52m)

With double glazed window to the rear elevation, bath with shower over and shower screen, low-level WC, wash hand basin, tiled walls, vinyl floor, radiator.

Front Garden

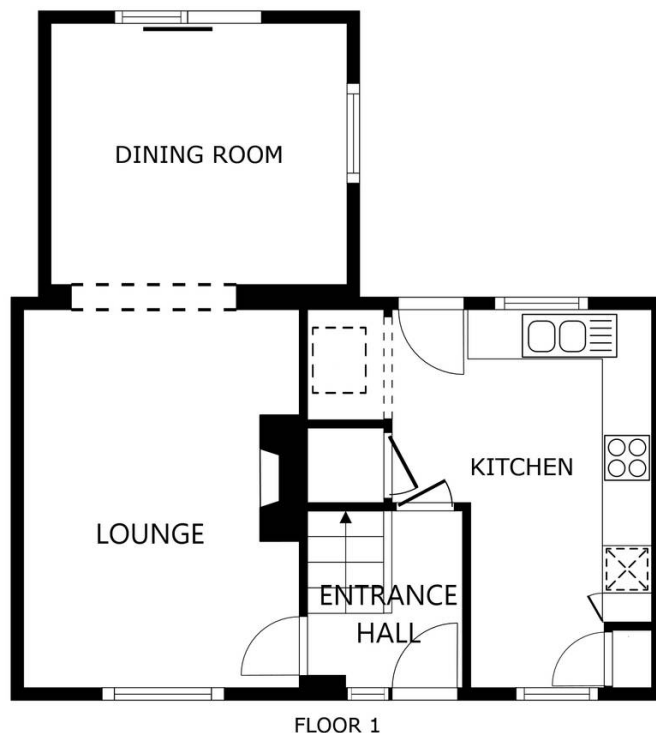
A gravelled frontage with paved pathway.

Rear Garden

With paved patio seating area, lawn, shed, fencing to perimeter.

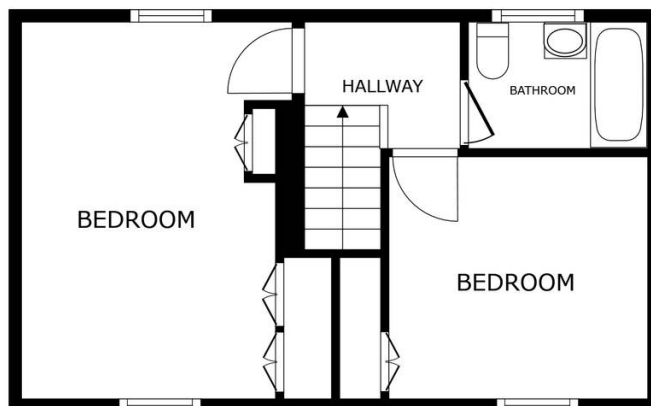
Agents Note

Please note that the property has undergone an extension to create an additional reception room. However, we do not hold any documentation to confirm whether the relevant planning permissions or building regulations approvals were obtained. Prospective purchasers are advised to carry out their own due diligence and make the necessary enquiries with the local authority before proceeding.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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