

## Florence Avenue, Wigston

In Excess of £180,000

A CHARMING period TWO BEDROOM town house providing pleasant accommodation spread over two floors. Outside enjoys front and rear gardens. Viewing is recommended.

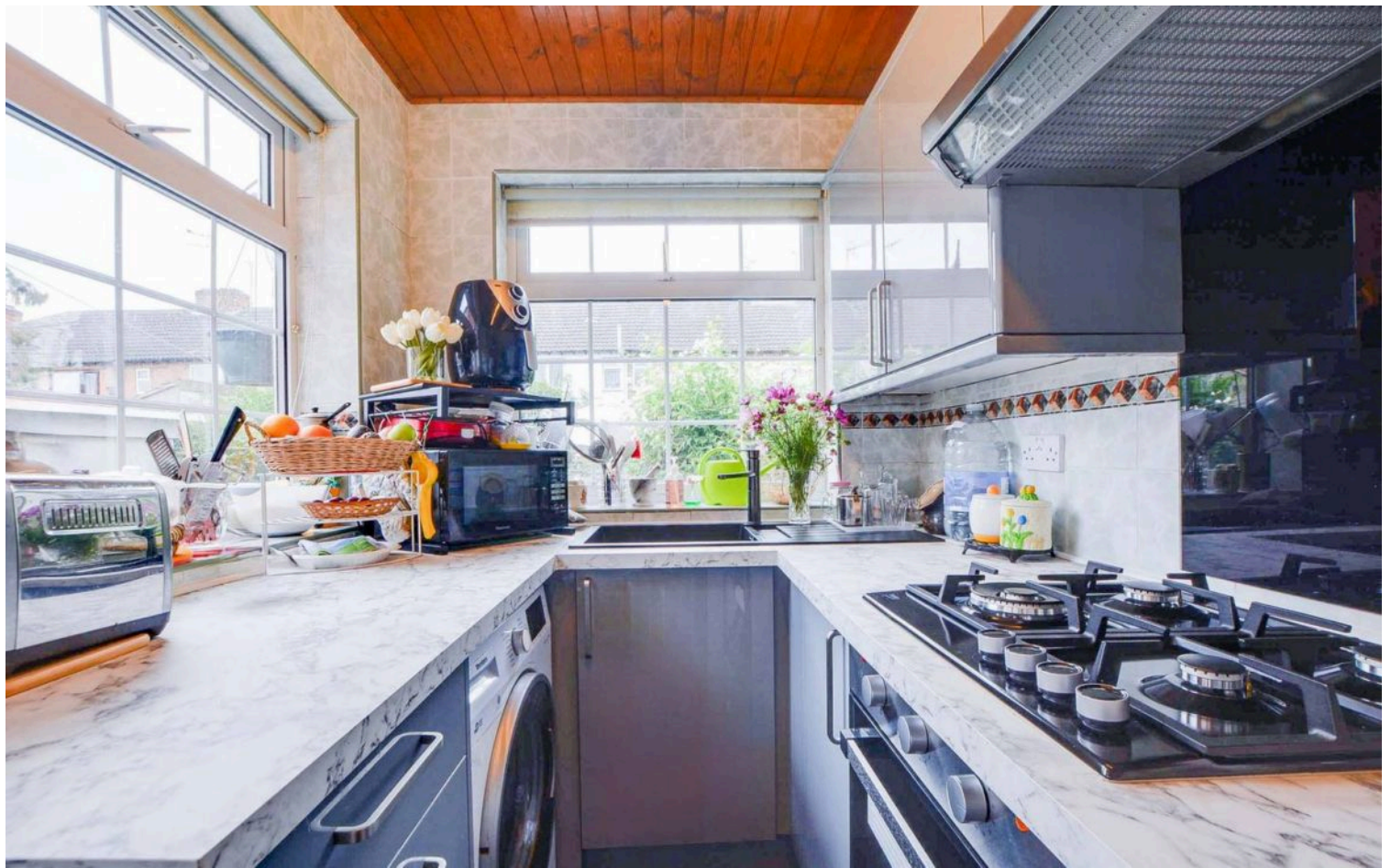
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D







### Entrance Lobby

Via a double glazed door, with stairs to first floor.

### Lounge

11' 4" x 11' 2" (3.46m x 3.41m)

With double glazed window to the front elevation, wood effect floor, TV point, electric fire, radiator, door leading to dining room.

### Dining Room

11' 2" x 9' 11" (3.41m x 3.03m)

With double glazed window to the rear elevation, wood effect laminate floor, two built-in cupboards, radiator, door leading to the kitchen.



### **Kitchen**

8' 11" x 5' 10" (2.73m x 1.79m)

With double glazed windows to the side and rear elevations, door to the rear garden, ceramic tiled floor, part tiled walls, wall and base units with work surface over, sink and drainer unit, inset four ring gas hob and oven, extractor hood, space for fridge freezer, plumbing for washing machine.

### **First Floor Landing**

With loft access.

### **Bedroom One**

15' 2" x 11' 3" (4.63m x 3.44m)

With double glazed window to the front elevation, a range of built-in wardrobes, radiator.

### **Bedroom Two**

11' 3" x 9' 1" (3.43m x 2.77m)

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

### **Bathroom**

8' 3" x 4' 11" (2.52m x 1.50m)

With double glazed window to the rear elevation, bath with mixer shower tap over, low-level WC, wash hand basin, tiled walls, built-in cupboard, radiator.

### **Front Garden**

Walled and paved front garden with shrubs, gated access.

### **Rear Garden**

With paved seating area, flowerbeds and shrubs, outside WC, gated access to side entrance.

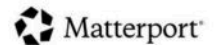
### **On Street Parking**





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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