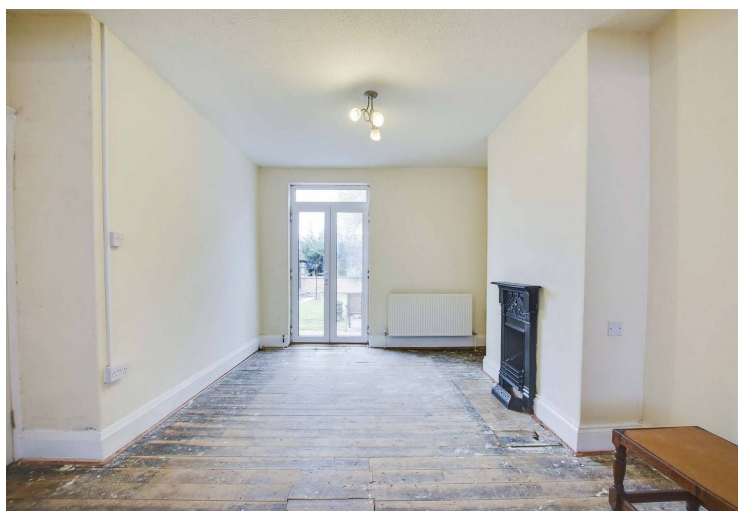
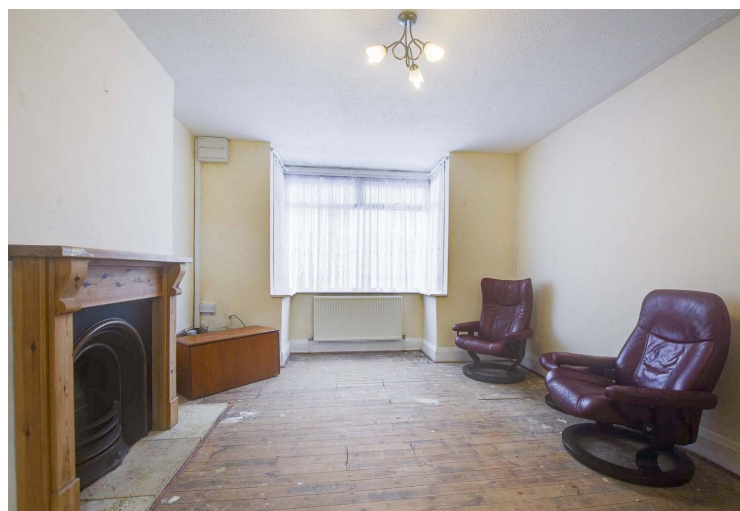




Brighton Avenue, Wigston

In Excess of £240,000

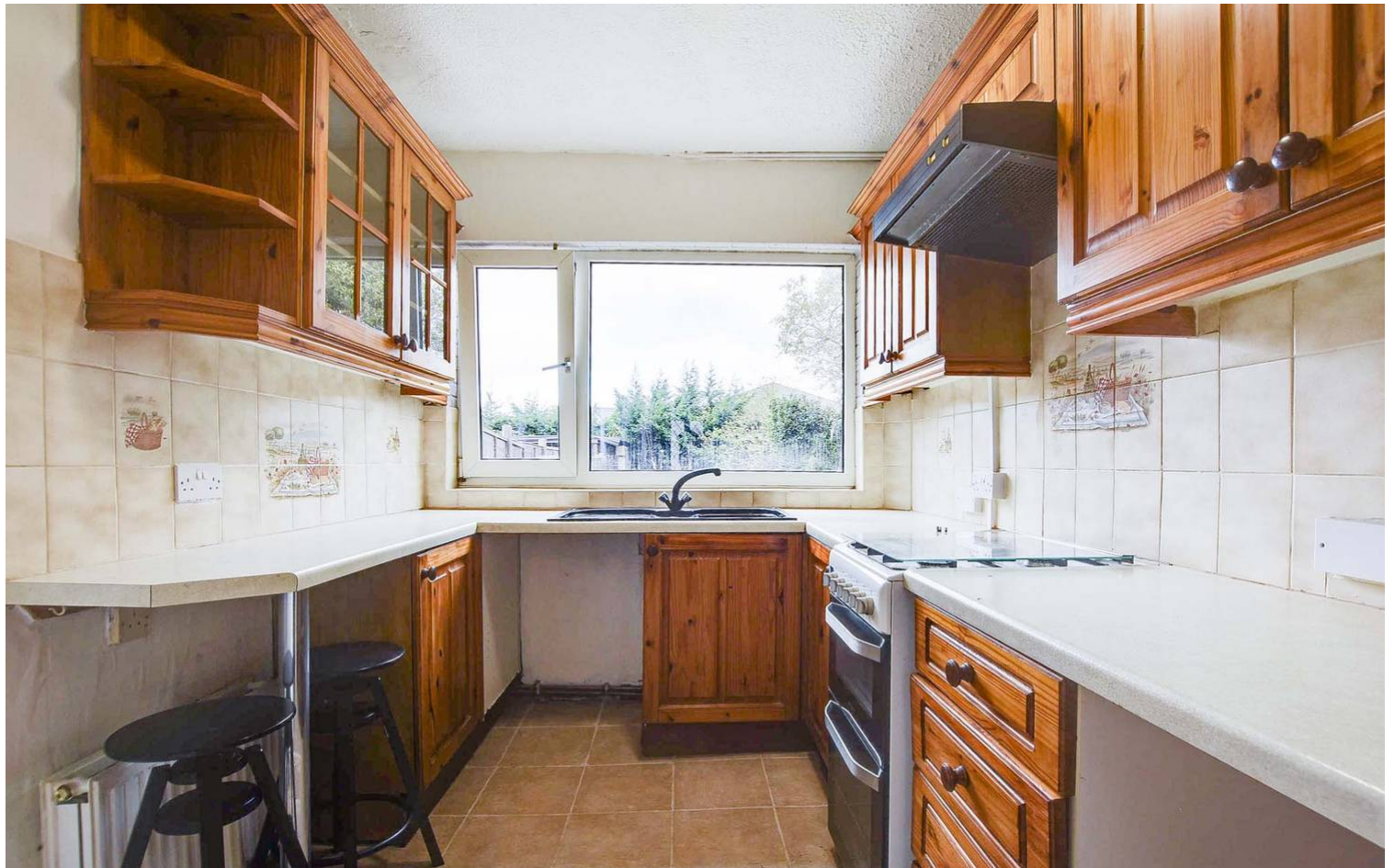
Presenting a BLANK CANVAS opportunity for anyone looking to put their own stamp on their next home or investment. This THREE BEDROOM semi-detached would benefit from some updating.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

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

Lounge

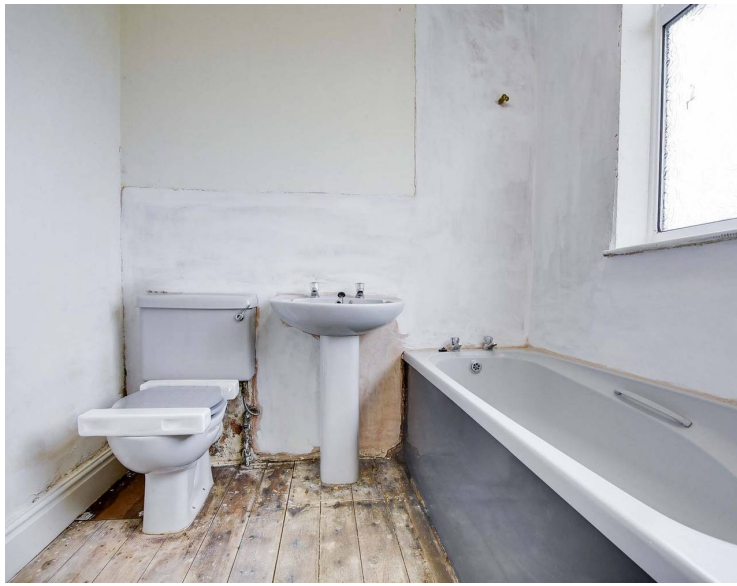
25' 10" x 12' 4" (7.87m x 3.77m)

With double glazed square bay window to the front elevation, double glazed French doors to the rear elevation, two open fireplaces with surrounds, two radiators.

Kitchen

9' 2" x 7' 5" (2.80m x 2.26m)

With double glazed window to the rear elevation, double glazed door to the side elevation, tiled floor, pantry, wall and base units with work surface over, one and a half bowl sink and drainer, part tiled walls, cooker point, extractor fan, plumbing for washing machine, radiator.



First Floor Landing

With double glazed window to the side elevation.

Bedroom One

13' 0" x 10' 11" (3.97m x 3.33m)

With double glazed window to the front elevation, open fireplace, radiator.

Bedroom Two

12' 5" x 10' 11" (3.79m x 3.33m)

With double glazed window to the rear elevation, open fireplace, radiator.

Bedroom Three

8' 6" x 7' 6" (2.59m x 2.28m)

With double glazed window to the front elevation, radiator.

Bathroom

7' 5" x 6' 6" (2.27m x 1.98m)

With double glazed window to the rear elevation, low-level WC, wash hand basin, bath, towel rail/radiator.

Front Garden

A paved and gravelled frontage with metal fencing, shared side access leading to the rear of the property.

Rear Garden

With paved patio seating area, lawn, two outbuildings, flowerbeds and shrubs, fenced and walled perimeter.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.