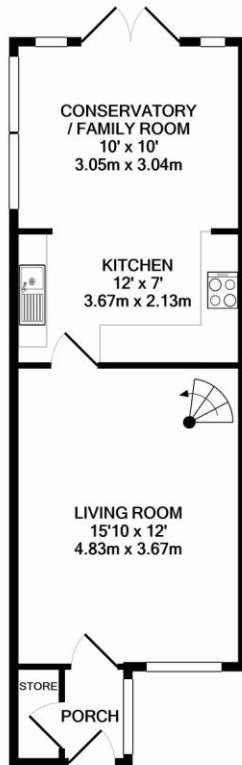


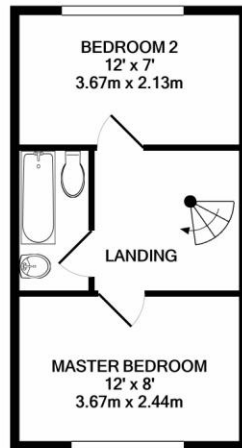


Property Summary

Well presented modern two bedroom mid town house situated within the highly sought after location of The Meadows, Wigston. The accommodation comprises of entrance porch, living room, kitchen and diner, conservatory / family room, spiral staircase to two bedrooms, bathroom, front and rear landscaped gardens, off road parking driveway and allocated parking to the rear. Internal inspection comes highly recommended.



GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.6 SQ.M.)

PHILLIPS GEORGE LTD
TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	71	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Address: Acom Way, Wigston		
Reference: PG1		

- Modern Town House
- Well Presented Throughout
- Extended Conservatory Family Room
- The Meadows, Wigston
- Fitted Kitchen
- Landscaped Gardens
- Spiral Staircase
- Two Bedrooms

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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