



## FOR SALE

2 Bed Semi-Detached House in Cromford Avenue, South Wigston  
£160,000

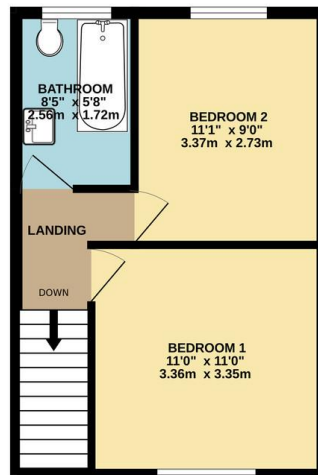
\*\*\* No Chain \*\*\* Accessed via a pedestrian walkway is this two bedroom semi detached property. It would ideally suit a first time buyer or investor. The property requires some modernisation throughout. The accommodation comprises entrance lobby, lounge, kitchen, conservatory, ground floor W.C, two bedrooms, bathroom and front and rear gardens. Call Phillips George to view.



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

- No Chain
- Two Bedrooms
- Cul De Sac Location
- Semi Detached
- Conservatory
- Pedestrian Access Only
- Front & Rear Gardens
- Fitted Kitchen

**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.

