



FOR SALE

3 Bed Semi-Detached House in Dorset Avenue, Wigston LE18 4WF
£260,000

- Sold With No Upward Chain - Well proportioned three bedroom semi-detached property on a generous plot available for sale on Dorset Avenue. The property comprises entrance hall, through lounge / diner, kitchen / breakfast room downstairs, together with three bedrooms, WC and bathroom upstairs. The property benefits from off road parking for multiple vehicles, garage and very generous garden to the rear. The property has been well maintained throughout and benefits from new carpets and fresh neutral decoration.



GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 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.
Made with Metropac (2020)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

- Sold With No Upward Chain
- Three Bedrooms
- Semi Detached Property
- Ideal Family Home
- Off Road Parking & Garage
- Well Maintained Throughout
- Large Living Space
- Very Generous Garden

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

