



FOR SALE

2 Bed Flat in Bradgate Drive, Wigston LE18 1HB

Offers Over £150,000



PROPERTY FEATURES

- First Floor Flat
- Deceptively Spacious
- Well Presented Throughout
- Large Reception Room
- Re-Fitted Kitchen/Diner
- Two Double Bedrooms
- Private Rear Garden
- Ideal FTB or Investment
- Ample On Street Parking
- NO CHAIN!

FULL DESCRIPTION

SUMMARY

****NO CHAIN**** This smart and spacious first floor flat is a great first time buy or investment with the added benefit of its own private garden, being well placed for an abundance of local amenities, shops and transport links. The accommodation briefly comprises: Communal entrance hall, private hallway, lounge, kitchen, diner, two double bedrooms, bathroom and garden. This super home is neutrally decorated throughout, in a peaceful residential area with ample on road parking too.

COMMUNAL ENTRANCE

Accessed via a secure double glazed door. Stairs to: Flat.

ENTRANCE HALL

Doors off to: All rooms.

LOUNGE

18' 1" x 16' 8" (5.51m x 5.08m) UPVC double glazed window to front aspect. TV and telephone point. Radiator.

KITCHEN/DINER

14' 4" x 9' 9" (4.37m x 2.97m) The kitchen has a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. There is a single fan assisted electric oven, five ring gas hob, extractor, space with plumbing for a freestanding washing machine, with a further space for a tumble dryer and a space for a fridge/freezer. There is a UPVC double glazed window to the rear aspect, LED spotlights, laminate wooden flooring and radiator.

BEDROOM ONE

15' 8" x 10' 0" (4.78m x 3.05m) UPVC double glazed window to front aspect. Radiator.





BEDROOM TWO

8' 9" x 6' 7" (2.67m x 2.01m) UPVC double glazed window to rear aspect. Radiator.

BATHROOM

8' 9" x 6' 7" (2.67m x 2.01m) Comprising: Bath with electric shower over, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Loft hatch access. Wall and floor tiling. Chrome heated towel rail.

OUTSIDE

The property has the extra bonus of its own private garden that is accessed via the shared entry to the rear. It is fully enclosed and currently laid to lawn.

DISCLAIMER & IMPORTANT INFORMATION

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None of the services, systems or appliances listed or shown in this specification have been tested by us and no guarantee as to their operating ability or efficiency is given. All floorplans and dimensions have been provided as a guide for prospective buyers only, and should not be relied on as a true representation.

Current money laundering regulations require us to confirm proof of identity and residency of anyone intending to purchase. We ask for your co-operation in providing the necessary documentation in order to avoid delays in agreeing the sale.

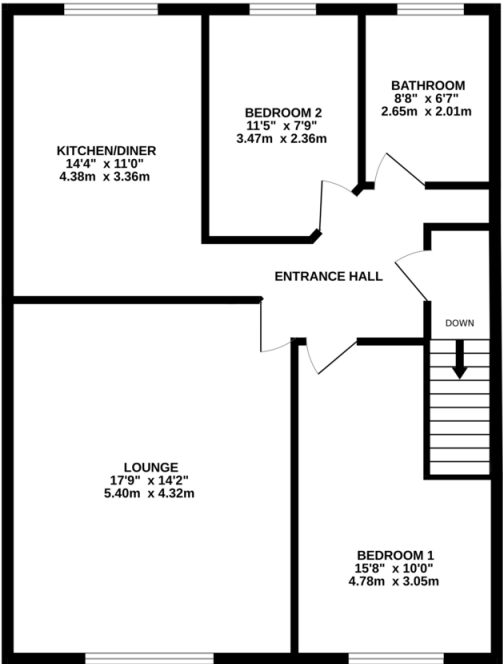




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



FIRST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



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

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