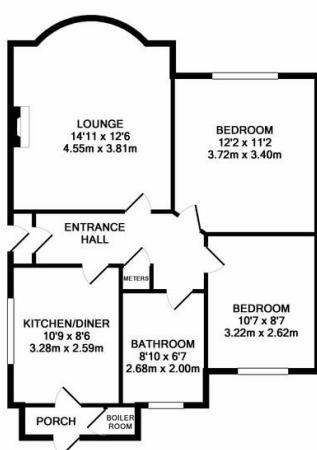




TO LET

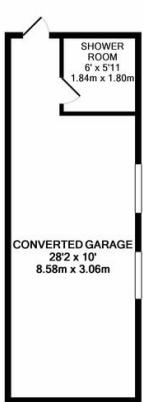
2 Bed Semi-Detached Bungalow in Norfolk Road, Wigston LE18 4WJ
£1000 pcm

Unique and versatile two bedroom bungalow available to rent on Norfolk Road, Wigston. Comprising wheelchair friendly entrance hall, spacious living room, two bedrooms, kitchen / diner and bathroom with additional separate shower. The property also benefits from a converted, detached garage with light and heating, offering additional, versatile space. The property has been well maintained throughout. Other features include off road parking, double glazing throughout, combi boiler and large garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(86-91) B		
(80-85) C		
(75-80) D		
(39-54) E		
(31-38) F		
(1-30) G		
Very poor - higher running costs		
EU Directive 2002/91/EC	68	55

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(86-91) B		
(80-85) C		
(75-80) D		
(39-54) E		
(31-38) F		
(1-30) G		
Very poor - higher CO ₂ emissions		
EU Directive 2002/91/EC	68	84



- Two Bedrooms
- Bungalow
- Off Road Parking
- Entrance Hall
- Kitchen / Diner
- Bath & Shower
- Large Garden
- Additional Converted Garage

FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and should be used as a guide only. Prospective buyers must satisfy themselves as to the accuracy of the plan. Prospective buyers are advised to recheck the measurements. The 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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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.

