

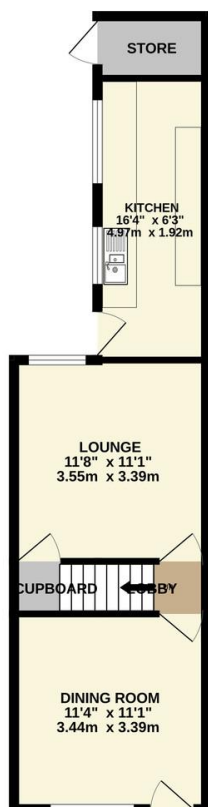
FOR SALE

2 Bed Mid Terraced House in Garden Street, South Wigston LE18 4PW
£170,000

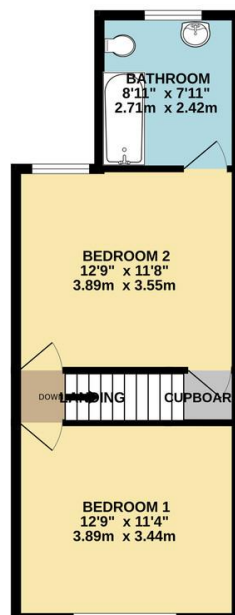
A well-presented two-bedroom mid-terrace home located within the popular and well-established area of South Wigston. Offered to the market chain free and maintained in good decorative order throughout, the property features well-proportioned accommodation and benefits from a larger-than-average landscaped rear garden. An ideal purchase for first-time buyers, investors, or those looking to downsize. Viewing is highly recommended. Contact Phillips George to arrange your viewing.



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

- Two Bedroom Mid Terrace
- Popular South Wigston Location
- Offered Chain Free
- Good Decorative Order Throughout
- Extended Kitchen
- Two Reception Rooms
- Larger Than Average Rear Garden
- Landscaped 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.

