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# 12 Wards Closes

£210,000

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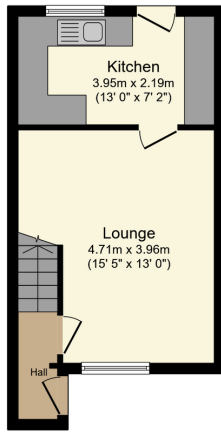


This two bedroomed end townhouse located on the desirable Wigston Harcourt estate is offered for sale with no upward chain.

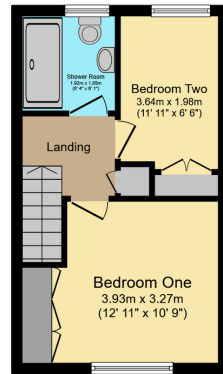
The property comprises a hallway, a good size lounge, kitchen, two bedrooms and a recently fitted shower room. Externally the property has a good size rear garden and allocated parking for two vehicles.

The property is in need of some modernisation, but would make a great purchase for a first time buyer looking to buy a property in a desirable location.





**Ground Floor**  
Floor area 28.6 m<sup>2</sup> (308 sq.ft.)



**First Floor**  
Floor area 27.8 m<sup>2</sup> (299 sq.ft.)

**TOTAL: 56.4 m<sup>2</sup> (607 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk

