



Connells

Paddock Street
Wigston



Property Description

Three bedroom bay fronted end-terrace, situated in the popular and convenient location of Wigston. An ideal potential investment which will make an excellent family home or sound potential buy to let investment.

Lounge

12' 1" x 11' 4" (3.68m x 3.45m)

The front door opens into a lounge with bay window to the front elevation and gas radiator central heating.

Dining Room

12' 6" x 11' 4" (3.81m x 3.45m)

Features a gas fireplace, staircase leading to the first floor, understairs storage cupboard, window to the rear elevation and gas radiator central heating.

Kitchen

12' 6" x 6' 4" (3.81m x 1.93m)

Accessed via the dining room is a galley kitchen comprising a range of wall and base with work surfaces, sink unit with drainer, tiled splashbacks and flooring, plumbing for washing machine, window to the side elevation and door leading out to rear garden.

Central Lobby

There is a central lobby area linking the kitchen and bathroom with a side access door to the rear garden.

Bathroom

Ground floor family bathroom comprising bath tub, WC and wash hand basin. Window to side elevation.

Bedroom One

12' 9" x 12' (3.89m x 3.66m)

Double bedroom with over stairs storage cupboard, gas radiator central heating and window to front elevation.

Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m)

Double bedroom with gas radiator central heating and window to rear elevation.

Bedroom Three

12' 6" x 6' 4" (3.81m x 1.93m)

Generous single bedroom with gas radiator central heating and window to rear elevation.

Outside

The property has a small enclosed forecourt to the front. The rear garden has outhouses, an outside WC, plants and shrubs, fenced surround and gated side access.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC Rating: D

Tenure: Freehold

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