

FOR SALE
Aston & Co
ESTATE & LETTING AGENTS
01162 883872

2 BEDROOM

67 Canal Street,
South Wigston, LE18 4PN
Asking Price £190,000

 2  1  1  B

****NO CHAIN**** This well presented new build Town House is conveniently located on Canal Street in South Wigston. The property, built by messrs Harrison Builders, has been built to high specification. The accommodation briefly comprises: Kitchen/diner, cloak room with WC and lounge on the ground floor, whilst on the first floor are two bedrooms and family bathroom. Outside is designated car parking to the front of the property and a lawned garden to rear. Early internal viewing is essential to avoid disappointment.

- Mid Town House
- Two Bedrooms
- No Upward Chain
- Ideal First Time/Investment Buy
- Enclosed Rear Garden
- High Gloss Kitchen Units
- Off Road Parking
- Council Tax Band A
- EPC Rating B



Location

South Wigston is located approximately 3 miles south east of Leicester City Centre. The location is convenient for local shops, supermarket, train station, access to Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Rolleston Primary School, Eyres Monsell Primary, The Samworth Academy, Sir Jonathan North College and South Wigston High School.

DRAFT DETAILS AWAITING VENDOR APPROVAL

Lounge

15'3 x 12 (4.65m x 3.66m)

Kitchen/Diner

13'6 x 12 (4.11m x 3.66m)

Bedroom 1

10'5 x 15'3 (3.18m x 4.65m)

Bedroom 2

15'3 x 8'8 (4.65m x 2.64m)

Bathroom

8'5 x 6 (2.57m x 1.83m)

Outside

To the rear of the property is an enclosed rear garden with fenced borders.



Floor Plan



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	