



13 Baldwin Avenue  
, South Wigston, LE18 4LD  
**£125,000**





We are acting in the sale of the above property and have received an offer of £ 135,000 on the above property.  
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place'

- TERRACED FAMILY HOME.
- IN NEED OF RENOVATION
- OPEN PLAN LIVING DINING KITCHEN
- 2 DOUBLE BEDROOMS AND FAMILY BATHROOM
- CONVENIENT FOR SCHOOLS AND AMENITIES
- EXCELLENT ROAD AND RAIL LINKS
- BLOCK PAVED FRONTAGE WITH ENTRY TO REAR GARDEN
- GOOD SIZED REAR GARDEN
- COUNCIL TAX BAND A EPC RATING E
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker





**THE ACCOMMODATION**

This 2 bedroom family home in need of renovation is conveniently located close to shops, schools, leisure facilities & South Leicestershire college. Close to public transport routes including a local railway station.

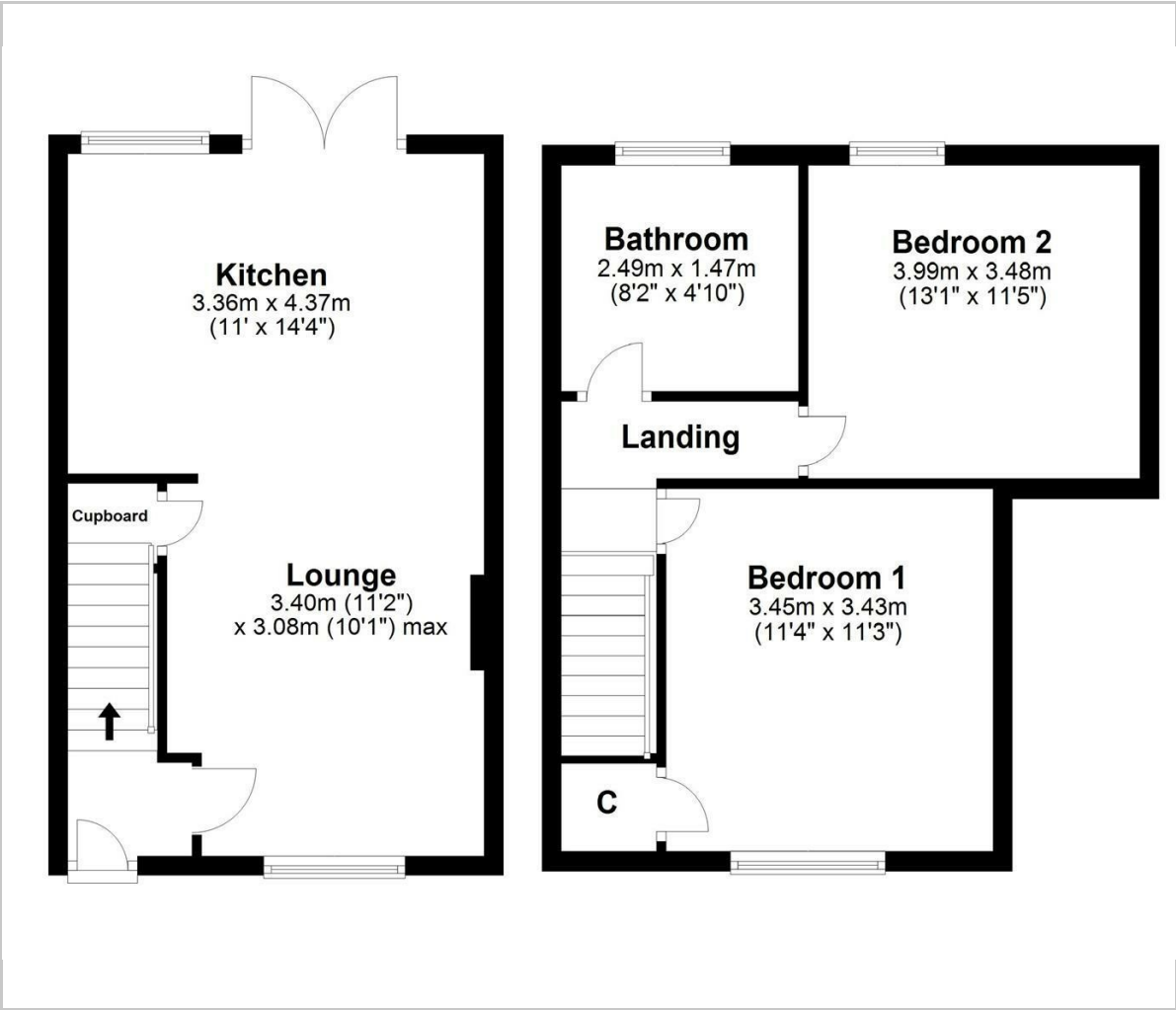
Available to the market with no upward chain, this 2 bedroom terraced property represents an incredible opportunity for a first time buyer or investor to acquire a spacious family home in need of a full program of renovation. Standing behind a block paved frontage, the house is entered through a uPVC front door into an entrance hall with a door into the living room and a staircase rising to the first floor. Alterations have been made to the ground floor to create a very spacious open plan living/dining/kitchen. The lounge area to the front has a window overlooking the front garden and opening into the kitchen diner. The kitchen area, in need of renovation has space for new units and appliances with a window overlooking the rear garden. The dining area has ample space for a family dining suite and patio doors providing views of the garden and access onto the patio. Upstairs there are 2 generously proportioned double bedrooms, the larger of the 2 at the front and a slightly smaller room to the back. The family bathroom which is in need of renovation completes the accommodation. The fenced rear garden which is in need of some attention is a generously sized and has a shared entry giving access to the front.

**THE AREA**

Baldwin Avenue is one of several cul-de-sacs off Lansdowne Grove, close to the heart of the town yet having easy access to open spaces, countryside and canal side walks and is convenient for schools, colleges and local shopping and leisure facilities. Forming part of The Borough of Oadby & Wigston, South Wigston lies west of Wigston Magna and south of Leicester City Centre. The southern part of the town is made up mainly of Victorian terraced homes standing at both sides of the main thoroughfare. Granted conservation area Status in 1989, Blaby Road has an impressive array of shops with The South Leicestershire College and stores such as Lidle, Tesco and Wickes recently relocating to the town. The northern part of the town is dominated by The Fairfield Estate which was built in the early 1960's and benefits from open spaces, a primary school and its own parade of shops and a public house. South Wigston also has its own railway station allowing travel to Leicester in approx. 8 minutes and onward to London St. Pancras in a little over 1 hour and remains very popular today with local buyers and those moving in from further afield due in part to the pleasant mix of housing , its proximity to Leicester city centre, Fosse Retail Park and its excellent transport links with its own railway station and the easy access to the motorway networks.



Floor Plan



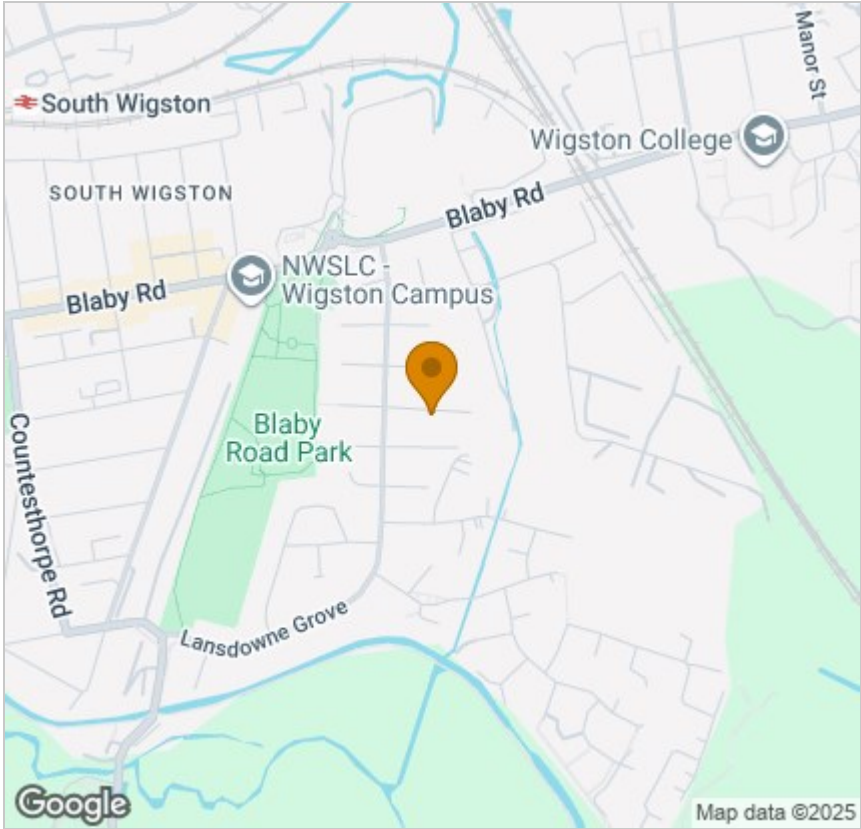
Viewing

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 firms 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**  
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Area Map



Energy Efficiency Graph

