



## Station Street, Wigston

- TWO BEDROOMS
- LOUNGE
- BATHROOM
- LOCAL SHOPS, SCHOOLS AND AMENITIES
- NO UPWARD CHAIN
- LIVING ROOM
- KITCHEN
- BUY TO LET INVESTMENT
- GOOD PUBLIC TRANSPORT LINKS.
- EPC RATING D

**Offers Over £150,000**

**Tenure: Freehold**

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# Station Street, Wigston

## DESCRIPTION

Conveniently positioned for access to local shopping, schools and South Wigston train station you will find this ideal first time buyer or investor To Let property.

The mid-terraced home comprises of a living room which is currently being utilised as a bedroom, a separate lounge with opening through to the kitchen.

Stairs from the lounge lead up to the first floor landing, which has individual doors off to the two bedrooms and the separate three piece bathroom suite.

Outside, the rear garden has a mixture of brick wall and fence panelling with a lawn and garden shed.

The property is being sold with added benefit of having no upward chain, gas central heating and double glazing and would be ideal for a first time buyer or an investor looking for a property within a very popular location.

To find out more about this property, contact your local Hunters estate agents Wigston to arrange your viewing.



## Ground Floor



## First Floor



HUNTERS ESTATE AGENTS WIGSTON While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose 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.  
Plan produced using PlanUp.

## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		85	
		62	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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