



Farleigh Avenue, , Wigston, LE18 1DN

- NO UPWARD CHAIN
- THREE BEDROOMS
- KITCHEN
- FRONT AND REAR GARDENS
- FAMILY BATHROOM
- MODERNISATION PROJECT
- OPEN PLAN LIVING-DINING ROOM
- GENEROUS DRIVEWAY AND GARAGE
- CENTRAL WIGSTON LOCATION

Offers In Excess Of £240,000



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DESCRIPTION

Offered to market with no upward chain is this Bay fronted three bedroom semi-detached home that is positioned on the corner of a popular residential cul-de-sac within Wigston. The home is close to local shops, schools, parks, amenities and has excellent road links to the city and local motorways.

The property would benefit from internal modernisation and comprises of an entrance hallway, an open plan living-dining room with double aspect windows, a fitted kitchen, and door to the side leading to the driveway.

Stairs from the hallway lead up to the first floor landing, which gives access off to the two double bedrooms, a further single bedroom and the three piece family bathroom suite.

Outside, the rear garden has a central lawn with edged borders, patio paving seating area and garden shed. The front garden has a dwarf wall with a lawn, plant and flower beds, a very generous driveway, which provides ample off road parking space for the home, and access to the detached garage.

The property would ideally suit a first time buyer or family looking to upsize to a larger home within the local area, who are looking for a home they could modernise to put their own stamp on.

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

** Please note, Probate has been applied for.





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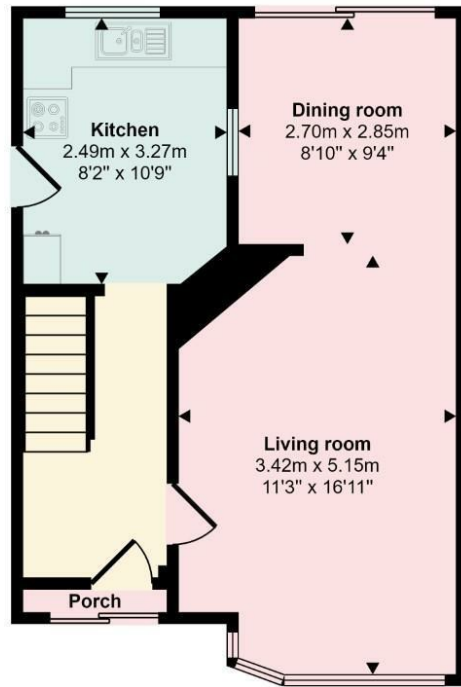


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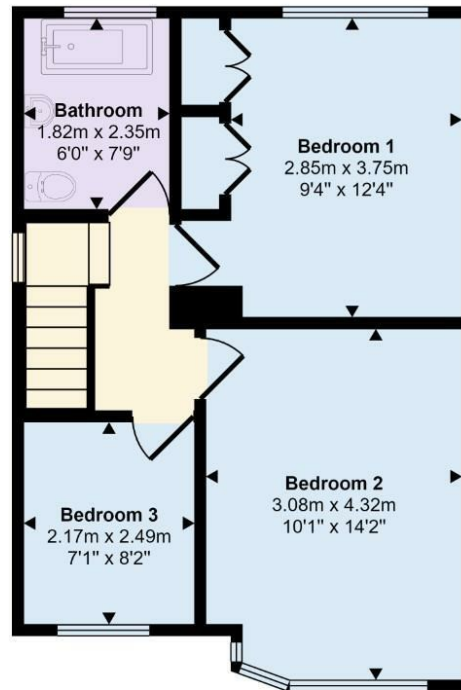


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Approx Gross Internal Area
84 sq m / 902 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft



First Floor
Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

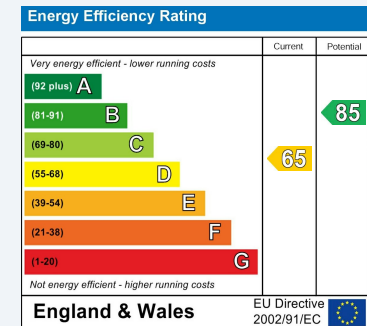
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.