



Glengate, , Wigston, LE18 4SQ

- No Upward chain
- Modernisation project
- Dining room
- Downstairs bathroom
- Local shops, schools and amenities
- Three bedroom mid terraced home
- Living room
- Kitchen
- Garden to rear
- Ideal renovation project for first time buyers and Investors.

Offers In Excess Of £140,000



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DESCRIPTION

Are you seeking a new project to create a modern home within a traditional style property? This Victorian style mid-terrace house offers two reception rooms, three bedrooms, and a bathroom, providing ample space for comfortable living.

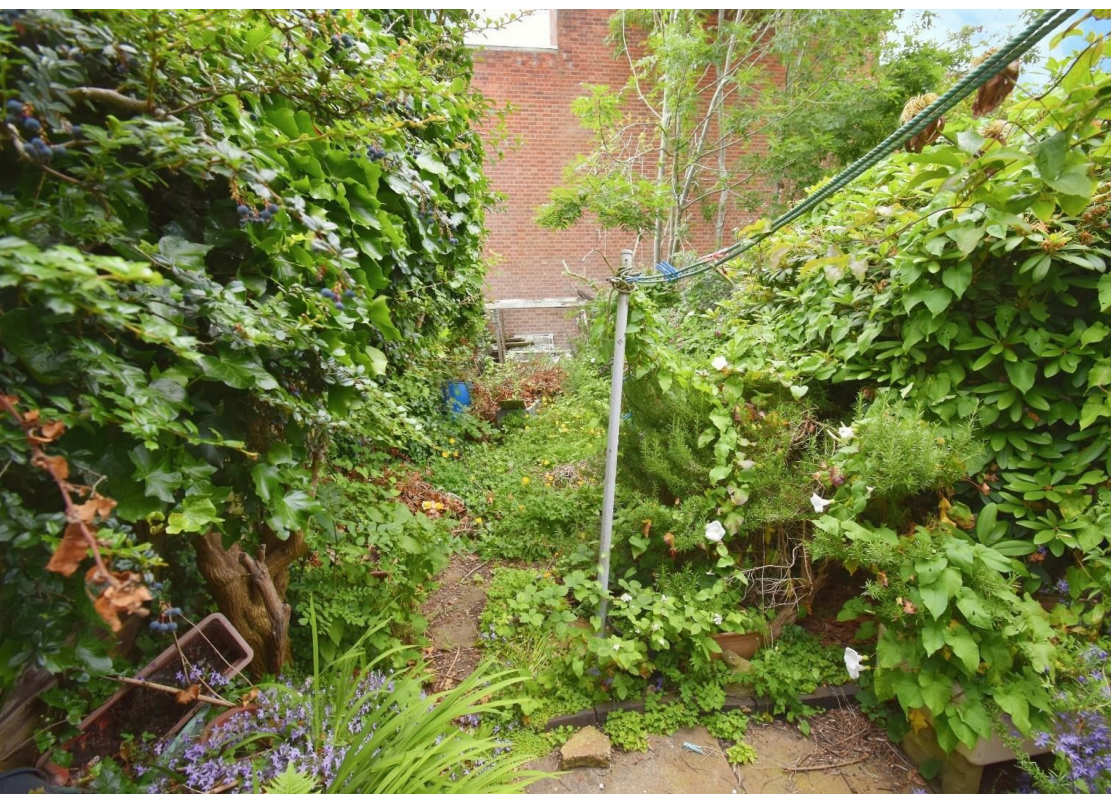
Although the property is in need of updating, this presents an exciting opportunity to design a modern living space tailored to your preferences. Whether you're a first-time buyer looking to make your mark on a property or an investor seeking a promising project, this house is brimming with potential.

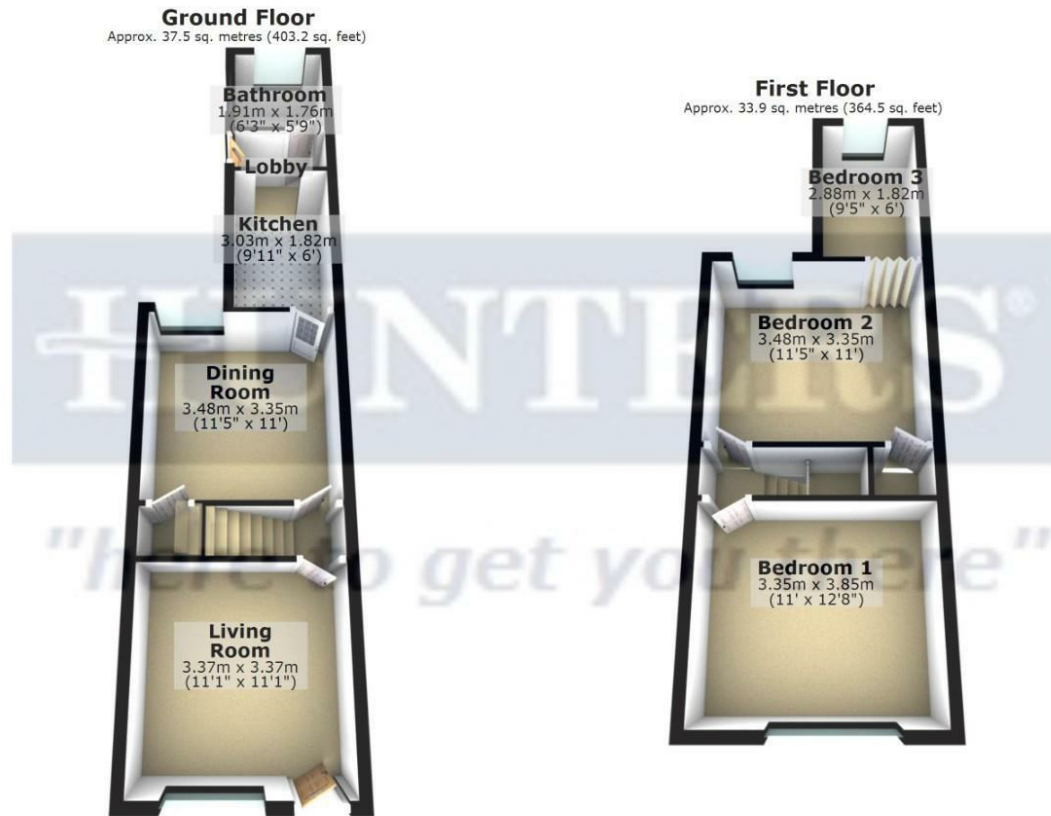
Conveniently situated near South Wigston train station, local shops, schools, and amenities, this property offers both comfort and accessibility. Imagine the possibilities as you envision transforming this house into a stylish and functional home that suits your lifestyle.

Don't miss out on the chance to turn this blank canvas into your own personal sanctuary. Embrace the opportunity to create a space that reflects your taste and style.

To find out more, contact your local Hunters estate agents Wigston today to arrange your accompanied viewing.







Total area: approx. 71.3 sq. metres (767.8 sq. feet)

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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.