



Kirkdale Road, Wigston

- No Upward Chain
- Two Double Bedrooms
- Dining room
- Garden to rear and on street parking
- Ideal Investor or First-Time Buyer Property
- Two Bathrooms
- Living room
- Fitted Kitchen
- Local Shops, Schools and Amenities
- Excellent Public Transport and Road links to the City

£180,000



Tenure: Freehold

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Kirkdale Road, Wigston

DESCRIPTION

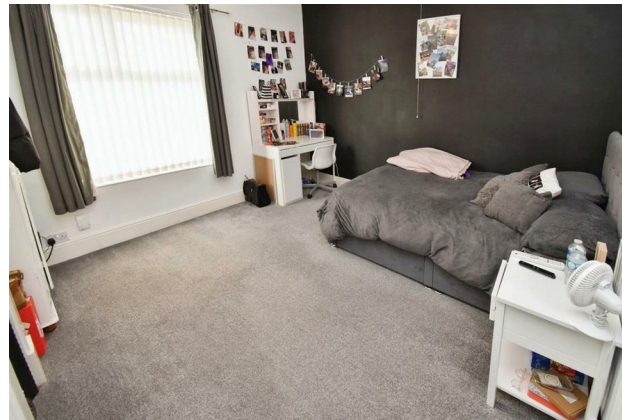
Nestled on Kirkdale Road in Wigston, this delightful terraced house presents an excellent opportunity for investors or first-time buyers, as it is offered to the market with no upward chain and comes with a current tenant in situ. The property boasts two spacious double bedrooms, providing ample room for relaxation and comfort.

The layout includes two reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. Additionally, the house features two well-appointed bathrooms, one of which is an ensuite, ensuring convenience and privacy for the occupants. The fitted kitchen is both functional and stylish, catering to all your culinary needs.

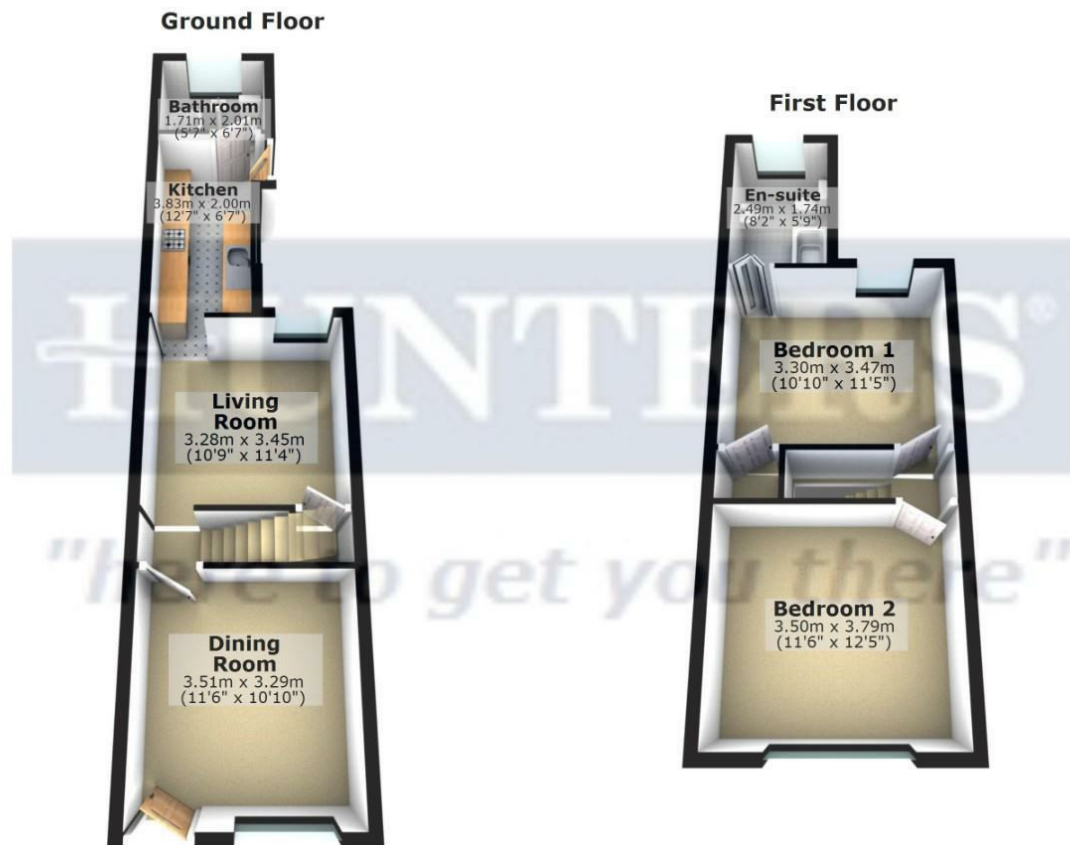
Situated in a vibrant community, this property is conveniently located near local shops, schools, and various amenities, making it an ideal choice for families and first-time buyers alike. For those who enjoy the outdoors, the nearby countryside offers a picturesque escape from the hustle and bustle of daily life. Furthermore, the South Wigston train station is within easy reach, providing excellent transport links for commuting.

This property is not only a sound investment but also a wonderful place to call home. With its appealing features and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to explore this fantastic opportunity in Wigston.

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



Council Tax: A



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:

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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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	62		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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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