



Darley Avenue, Wigston

- Two Double bedrooms End Terrace Home
- Kitchen-diner
- Three Piece Bathroom Suite with Shower Over the Bath
- Off Road Parking
- Local Shops, Countryside, Schools and Amenities
- Very Generous Garden Plot
- Lounge
- Scope to Extend
- Cul-de-Sac Location
- Gas Central Heating, External Wall Insulation and Double Glazing

Offers In The Region Of £200,000

Tenure: Freehold



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DESCRIPTION

Nestled at the end of cul-de-sac on Darley Avenue, you will find this delightful two-bedroom end terrace home that is presented in a ready-to-move-in condition, making it an ideal choice for first-time buyers, young families, or savvy investors.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into a fitted kitchen-diner, perfect for both entertaining and everyday living. The property boasts two double bedrooms, providing ample space for relaxation and rest. The well-appointed three-piece bathroom suite features a shower over the bath, catering to all your bathing needs.

One of the standout features of this home is its very generous garden space. The low-maintenance artificial lawn is complemented by a raised decking seating area, creating an inviting outdoor space for summer gatherings or quiet evenings under the stars. There is also potential for extension, allowing you to personalise the property to suit your needs.

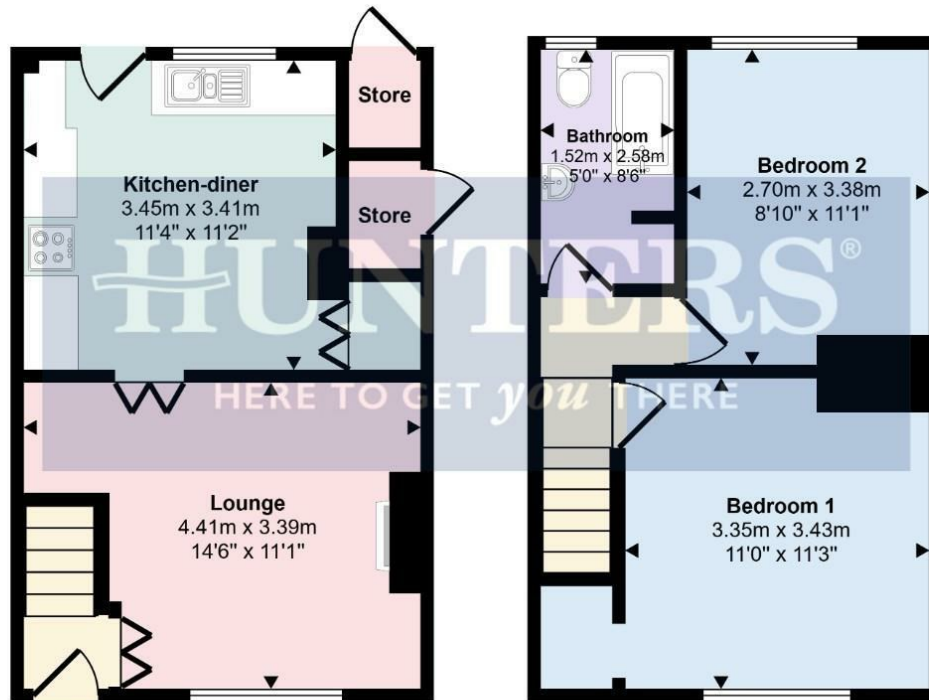
Parking is a breeze with off-road parking available, ensuring convenience for you and your guests. The location is superb, with local shops, schools, and amenities just a stone's throw away, as well as easy access to the local surrounding countryside.

For those interested in exploring this property further, a 360 virtual tour is available, providing a comprehensive view of this lovely home.

Don't miss out on this fantastic opportunity and to find out more, contact your local Hunters estate agents Wigston to arrange your viewing.



Approx Gross Internal Area
61 sq m / 655 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.

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.

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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 ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(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		England & Wales	
EU Directive 2002/91/EC		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

HUNTERS
HERE TO GET *you* THERE