



Godwin Avenue, Wigston

- NO UPWARD CHAIN
- LIVING ROOM
- TWO BEDROOMS
- DETACHED GARAGE AND DRIVEWAY
- CORNER PLOT

- SCOPE TO EXTEND*
- KITCHEN
- GARDENS TO THREE SIDES
- LOCAL SHOPS, SCHOOLS AND AMENITIES
- CENTRAL WIGSTON LOCATION

Offers Over £215,000

Tenure: Freehold

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Godwin Avenue, Wigston

DESCRIPTION

Nestled within the heart of Wigston Magna is this semi-detached bungalow, which is set on a very generous corner plot and conveniently located for access to local Wigston shopping, amenities and good road links to the city and surrounding areas.

The property has the scope to be extended, subject to relevant planning regulations* and comprises of entrance hallway, a spacious living room, a good size kitchen, two double bedrooms, a three piece shower room and garden sun room.

External the generous plot has a lawn to the front and rear gardens with an array of raised bedding plants and shrubs. additionally there is a detached garage and gated driveway to the side of the bungalow.

The property would benefit from updating and is being sold with no upward chain. Viewing of the property is highly recommended to see the space and scope it has to offer. To find out more about this bungalow, call your local Hunters estate agents Wigston to arrange your viewing.



Ground 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.

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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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
		85			
		63			
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

