



## Best Close, Wigston

- No Upward Chain
- Lounge with Patio doors Opening to the Garden
- Garage with Scope to create further living space
- Driveway and Enclosed Garden
- 360 Virtual Tour

- Three Bedroom Townhouse
- Kitchen
- Shower room
- Cul-de-Sac position
- Updating to a more modern standard would be beneficial

**£205,000**

**Tenure: Freehold**

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# Best Close, Wigston

## DESCRIPTION

Welcome to this three-bedroom mid townhouse, situated in a peaceful cul-de-sac on Best Close, Wigston. This property, measuring 848 square feet, is being offered to the market with no upward chain, making it an ideal opportunity for first-time buyers, investors, or young families.

As you enter, you are greeted by a fitted kitchen, ideal for rustling up some culinary delights, a spacious lounge that features sliding double-glazed patio doors, allowing natural light to flood the room and providing seamless access to the enclosed garden. The garden is a lovely outdoor space, complete with edged flower and shrub borders, perfect for enjoying the fresh air or entertaining guests.

On the first floor, you will find three well-proportioned bedrooms, along with a modern shower room, ensuring ample space for family living. Additionally, the property boasts a garage that presents an exciting opportunity for repurposing into further living space, should you desire. The driveway at the front of the house provides off-road parking, adding to the convenience of this lovely home.

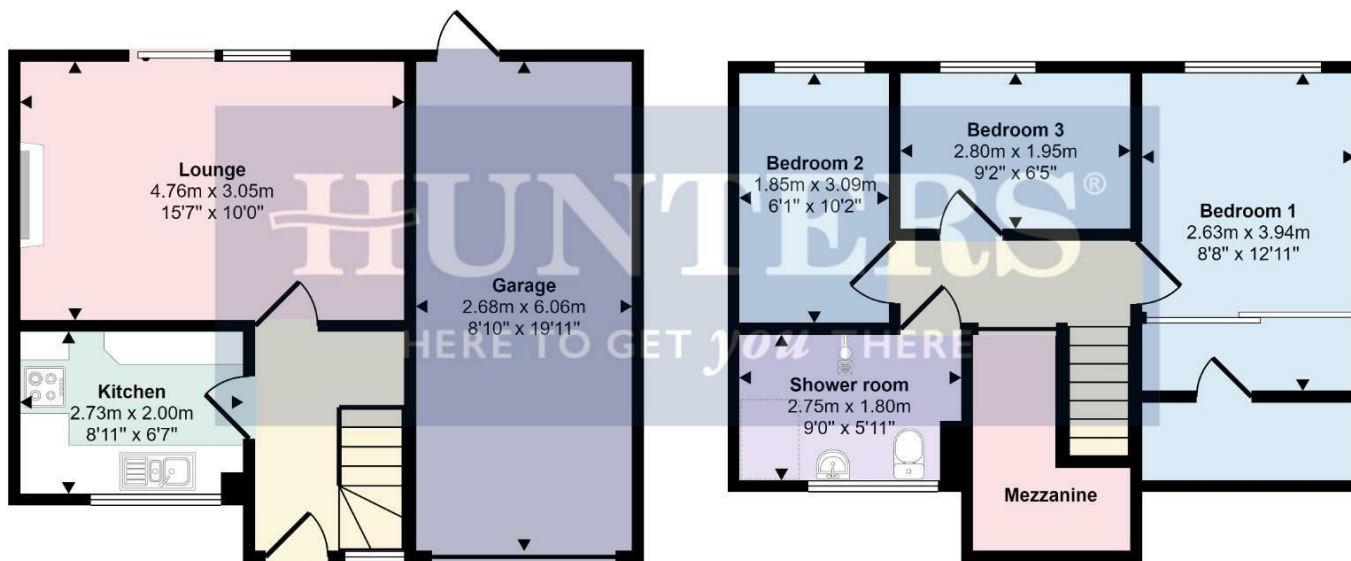
Located close to local shops, schools, and amenities, as well as the beautiful countryside, this townhouse offers a perfect blend of comfort and accessibility. For those interested, a 360 virtual tour is available to explore the property further.

To arrange your viewing or to find out more, please do not hesitate to contact your local friendly Hunters estate agents in Wigston. This is a wonderful opportunity not to be missed!



Council Tax: B

Approx Gross Internal Area  
79 sq m / 848 sq ft



## 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:

wigston@hunters.com <https://www.hunters.com>



## 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	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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

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