



## Welford Road, , Wigston, LE18 3SL

- Two Double Bedrooms
- Open plan Lounge-Dining room
- Four piece bathroom suite with separate Shower cubicle
- Utility room
- Ideal first time buyer or Investor property
- Victorian style terraced home
- Re-fitted modern kitchen
- Enclosed terraced garden
- 360 Virtual tour
- Conveniently positioned for access to the town centre shopping, schools and city links.

**Offers Over £210,000**





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## DESCRIPTION

Nestled in the heart of Wigston Magna, this charming two-bedroom Victorian mid-terrace home on Welford Road offers a delightful blend of character and modern living. Its prime location ensures easy access to the town centre, where you will find a variety of shops, schools, and local amenities, making it an ideal choice for families and professionals alike. The property benefits from excellent public transport and road links to the city, enhancing its appeal.

Upon entering, you are welcomed into an open-plan lounge-dining room, a perfect space for relaxation and socialising with family and friends. The recently refitted modern kitchen is a culinary enthusiast's dream, providing a stylish and functional area to prepare meals. On the first floor, you will discover two generously sized double bedrooms, each offering ample space and comfort. The four-piece bathroom suite is thoughtfully designed, featuring a separate shower cubicle for added convenience.

Outside, the tiered garden presents a lovely lawn area complemented by a pathway that leads to a charming patio seating area, ideal for enjoying the outdoors. Additionally, a utility room is accessible from the garden, with the potential to incorporate a WC, thanks to the available services.

This property is presented in a ready-to-move-into condition, making it an excellent opportunity for those seeking a character home with modern amenities. A 360-degree virtual tour is available for your convenience, allowing you to explore this delightful residence from the comfort of your own home.

Don't miss the chance to make this lovely house your new home by calling your local Hunters estate agents to arrange your early viewing.

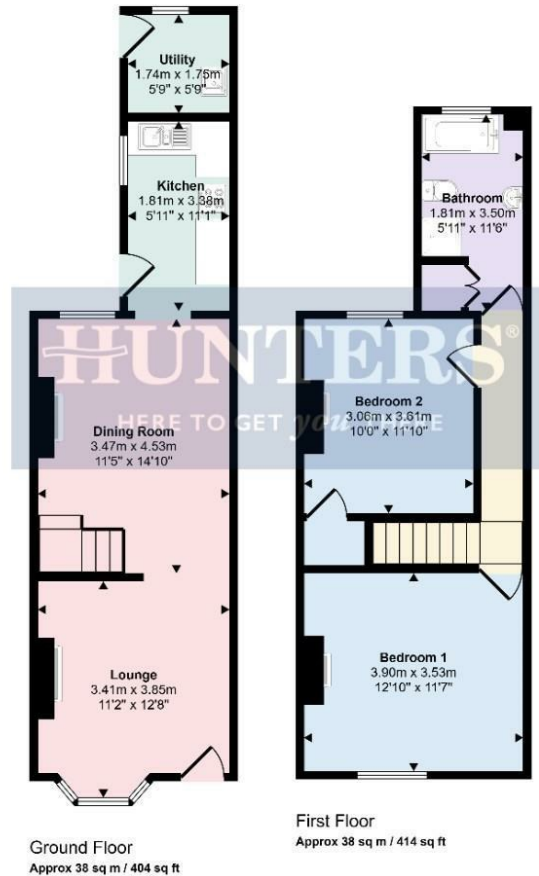








Approx Gross Internal Area  
76 sq m / 819 sq ft



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.

### Viewings

Please contact [wigston@hunters.com](mailto: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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>75</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.