



## Avondale Road, Wigston, Leicester, LE18 1ND

- No Upward Chain
- Open Plan Lounge-Dining room
- Three Piece Bathroom Suite
- 360 Virtual Tour
- Nearby to Knighton Park, Wigston Town Centre and Schools

- Three Bedroom Semi-detached Family Home
- Fitted Kitchen
- Driveway and Gated access to the Garage
- Excellent Road and Public Transport Links to the City
- Add your Own Touches and Put your Stamp on this Home

**£260,000**





# Avondale Road, Wigston, Leicester, LE18 1ND

## DESCRIPTION

Nestled in the sought-after residential area of Avondale Road, this charming semi-detached house presents an excellent opportunity for first-time buyers and young families alike. With three well-proportioned bedrooms and a comfortable open plan reception rooms, this property offers ample space for both relaxation and entertaining.

The home features a three piece bathroom suite and a driveway that provides the off road parking for the home, ensuring convenience for you and your guests. The detached garage provides additional storage or potential for a workshop, catering to various needs.

The beautifully landscaped gardens are a true highlight, with patio seating area and boasting a lush lawn complemented by an array of vibrant plants and flower beds, creating a serene outdoor space perfect for family gatherings or quiet evenings.

Situated close to Wigston town centre, this property benefits from excellent road links and public transport routes, making commuting to the city and accessing the motorways a breeze. Additionally, the proximity to local schools and Knighton Park enhances the appeal for families seeking a nurturing environment for their children.

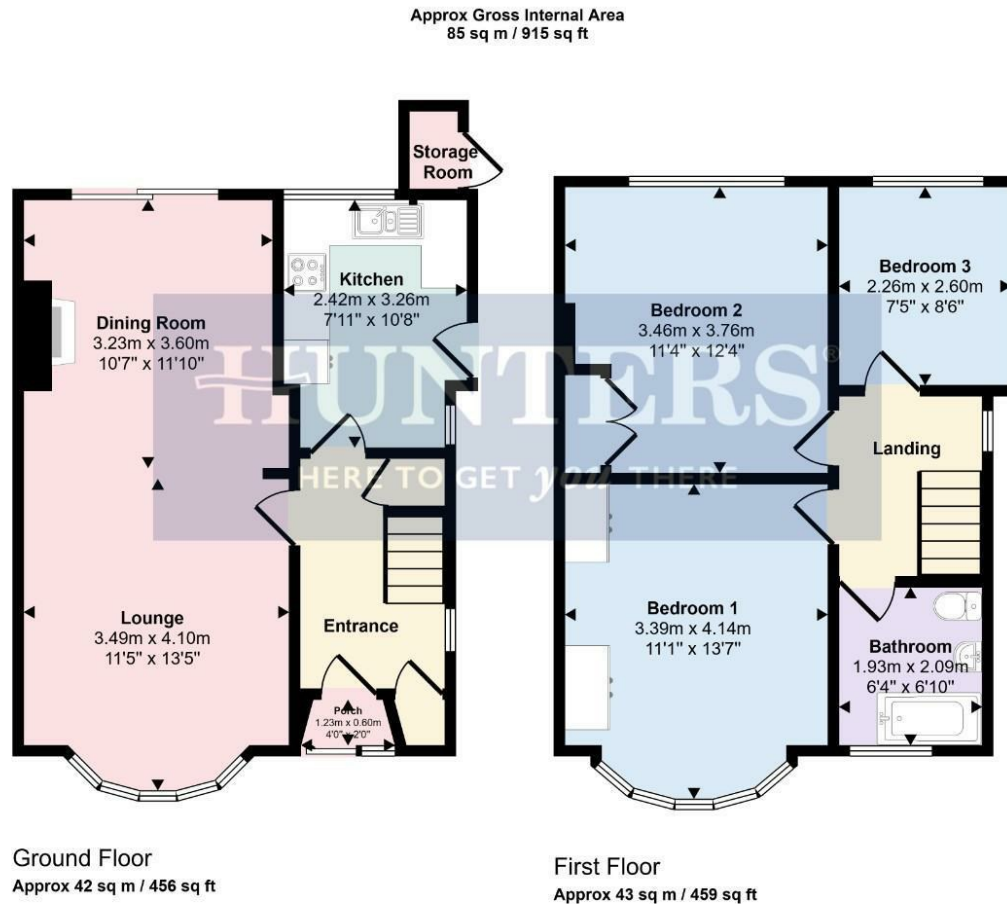
This lovely family home is ready for you to add your personal touch and make it your own. To fully appreciate the charm and potential of this property, we invite you to take a 360-degree virtual tour. Contact Hunters Estate Agents today to arrange your early viewing and ensure you do not miss out on this delightful opportunity.











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

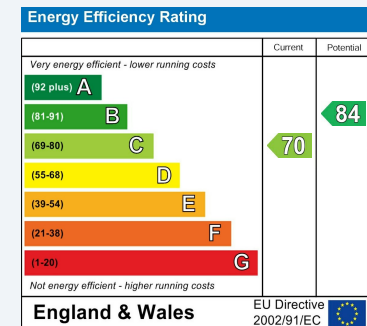
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.