



Timber Street, Wigston

- THREE BEDROOM VICTORIAN STYLE TERRACED HOME
- DINING ROOM
- SHOWER ROOM
- LOCAL SHOPS, SCHOOLS AND AMENITIES
- IDEAL FIRST TIME BUYER OR INVESTOR PROPERTY
- LIVING ROOM
- GALLEY STYLE KITCHEN
- ENCLOSED GARDEN WITH SUMMERHOUSE
- LOCAL COUNTRYSIDE

Asking Price £185,000

Tenure: Freehold

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Timber Street, Wigston

DESCRIPTION

A traditional Victorian style terraced home situated conveniently to local shopping, schools and amenities.

The property offers plenty of living space over two floors and will appeal to first time buyers and Investors.

The home comprises of a living room, a separate dining room, which has been partitioned with a temporary wall and can be removed by the owners, a galley style kitchen with lobby leading to the modern fitted shower room.

Stairs between the two reception rooms lead up to the first floor where you are presented with two double bedrooms and an additional bedroom off of bedroom two.

Externally the enclosed rear garden has a chip stone and plant and flower borders with patio paving leading to the summer house and a separate garden shed.

The home benefit's from gas central heating and double glazing and is served by excellent road and public transport links to the city.

To find out more about this lovely home, call your local Hunters estate agents Wigston on 01163660660 to find out more an arrange your viewing.





Total area: approx. 77.1 sq. metres (829.4 sq. feet)

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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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
		84	
		61	
England & Wales	EU Directive 2002/91/EC		England & Wales

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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