



## Estoril Avenue, , Wigston, LE18 3RE

- OFFERED TO MARKET WITH NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED LOUNGE
- CONSERVATORY
- OFF ROAD PARKING
- IDEALLY POSITIONED BETWEEN WIGSTON AND OADY TOWN CENTRES
- THREE BEDROOM TOWNHOUSE
- OPEN PLAN KITCHEN-DINER
- MODERN FAMILY BATHROOM
- ENCLOSED GARDEN WITH SUMMERHOUSE
- 360 VIRTUAL TOUR

**£260,000**





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## DESCRIPTION

Welcome to this fabulous Home that would be ideal for first time buyers and families looking for their next home. Situated in a prime location between Oadby and Wigston town centres, this property is presented in ready to move in condition and briefly comprises of a beautifully presented lounge , three well appointed bedrooms bedrooms, and a stylish modern family bathroom.

As you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and comfort. One of the highlights of this stunning home is the modern open plan kitchen-diner, perfect for hosting family gatherings or intimate dinners with friends.

Imagine enjoying sunny days in the open summerhouse, a delightful space for entertaining guests or simply unwinding with a good book. With off-road parking for two cars, convenience is at your doorstep.

Don't miss the opportunity to make this townhouse your own. With no upward chain, the path to your new home is clear.

To find out more about this lovely home, contact your local Hunters Estate Agents Wigston to arrange your viewing.









Approx Gross Internal Area  
103 sq m / 1107 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

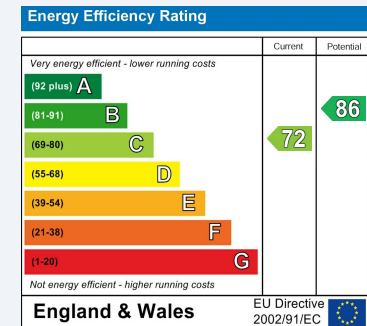
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.



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