



Fairfield Street, Wigston

- TWO DOUBLE BEDROOMS
- DINING ROOM
- KITCHEN
- LOCAL SHOPS, SCHOOLS AND AMENITIES
- IDEAL FIRST TIME BUYER OR SAVVY INVESTOR PROPERTY
- LIVING ROOM
- FAMILY BATHROOM
- NO UPWARD CHAIN
- EXCELLENT PUBLIC TRANSPORT LINKS
- 360 VIRTUAL TOUR

Offers Over £185,000

Tenure: Freehold

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HERE TO GET *you* THERE

Fairfield Street, Wigston

DESCRIPTION

Nestled on Fairfield Street in the popular town of Wigston, this delightful Victorian-style terraced home presents an excellent opportunity for first-time buyers and savvy investors alike. With its appealing bay fronted lounge, this property boasts two inviting reception rooms that provide ample space for enjoying time with your family or friends.

The bay fronted lounge comes with an inset gas fireplace and surround, perfect for those cosy cooler nights, the separate dining room flows seamlessly into a modern fitted kitchen, which is well-equipped and offers convenient access to the rear garden. The garden is predominantly laid to lawn, complemented by a patio paving area perfect for outdoor seating, making it an ideal spot for summer gatherings or quiet evenings.

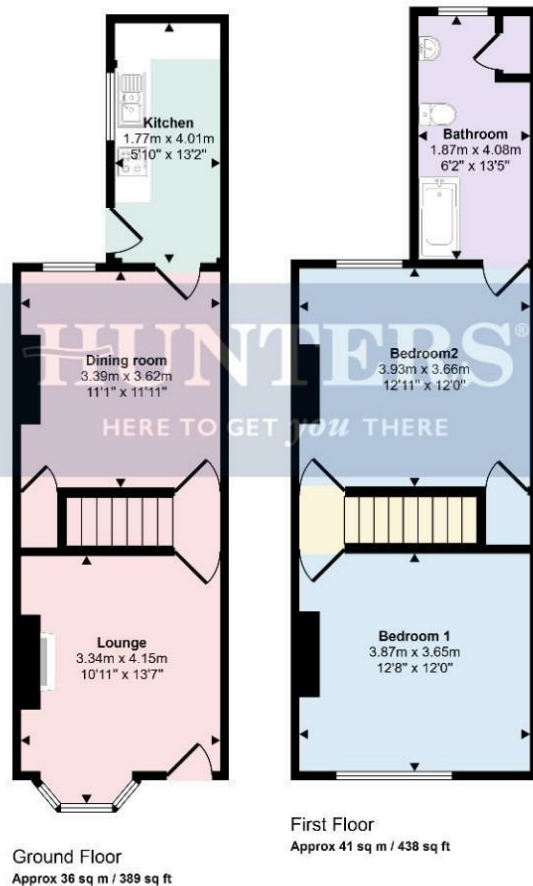
On the first floor, you will discover two generously sized double bedrooms, providing comfortable living spaces for rest and relaxation. The modern three-piece bathroom suite is tastefully designed, ensuring both functionality and style.

This home benefits from excellent public transport and road links, making commuting to the city a breeze. Additionally, local shopping, schools, and amenities are all within easy reach, enhancing the convenience of this location.

Offered to the market with no upward chain, this property is ready for you to move in and make it your own. For those interested in exploring this charming home further, a 360-degree virtual tour is available. To arrange your viewing, please contact your local Hunters estate agents in Wigston. Don't miss out on this fantastic opportunity to own a piece of Wigston's history!



Approx Gross Internal Area
77 sq m / 826 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.

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:

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Council Tax: A

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		83	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	58		(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
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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