



Manor Street, Wigston

- Terraced cottage
- Two bedrooms
- Three-piece bathroom suite
- Garden to rear
- Property is currently tenanted
- Investment opportunity
- Lounge and living room
- Fitted kitchen
- Close to shops, leisure centre and schools

£180,000

Tenure: Freehold

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HERE TO GET *you* THERE

Manor Street, Wigston

DESCRIPTION

Investment Opportunity or First Time Buyer home – The property is currently tenanted– Two Bedroom Cottage – Convenient Location

An excellent opportunity for investors or first time buyers to acquire this well-positioned two-bedroom terraced cottage.

The accommodation offers a flexible layout, including a comfortable lounge and a separate living room, allowing for versatile use as additional reception space, dining, or home working. The fitted kitchen provides practical workspace and storage with access to the rear garden.

Upstairs, two well-sized bedrooms offer comfortable living space, while the three-piece bathroom suite serves the home with convenience.

To the rear, the property benefits from a garden space, offering outdoor enjoyment and added appeal.

Further features include gas central heating and double glazing.

Ideally positioned close to local shops, schools, parks, and leisure facilities including a swimming and gymnasium centre, the property also benefits from excellent public transport links and strong road connections to the city, surrounding areas, and major motorways.

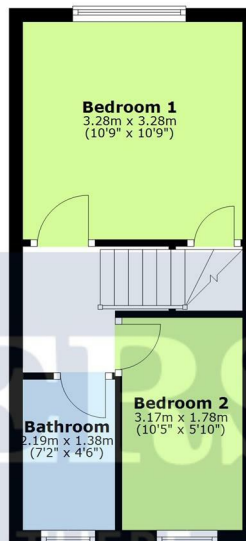
A ready-made investment or first time buyer home in a convenient and popular location—contact Hunters Estate Agents today to find out more.



Ground Floor



First Floor



Total area: approx. 57.2 sq. metres (615.7 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, 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 or tenant. The srrervices, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be give. 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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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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
EU Directive 2002/91/EC		82	EU Directive 2002/91/EC		
England & Wales			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

