



Foston Gate, Wigston LE18 3SD



welcome to

Foston Gate, Wigston

Three-bedroom end-terraced home in popular Wigston, featuring gas central heating, double glazing, fitted kitchen, conservatory, and gardens.

Front Garden

Grass and driveway for off-road parking.

Lounge

Central heating and double glazed window.

Kitchen

Central heating, double glazed window and french doors leading into the conservatory. Fitted kitchen with integrated gas hob/oven.

Bedroom 1

Central heating, double glazed window and fitted wardrobes.

Bedroom 2

Central heating and double glazed window.

Bedroom 3

Central heating and double glazed window.

Bathroom

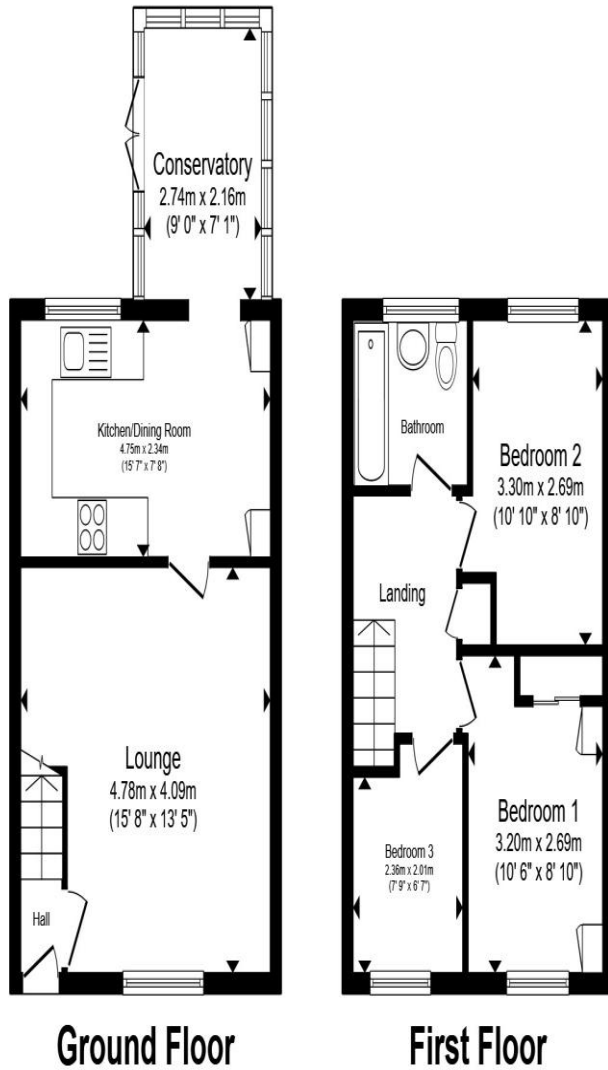
Central heating, double glazed window, w/c, sink and bathtub.

Conservatory

To the rear of the property.

Rear Garden

Grass, wooden fencing, shed and block paving



Total floor area 69.4 m² (747 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Foston Gate,
Wigston

- Wigston
- 3 Bedrooms
- Fitted kitchen
- Conservatory
- Front and rear garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£240,000



view this property online williamhbrown.co.uk/Property/OAD108826



Property Ref:
OAD108826 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0116 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



williamhbrown.co.uk