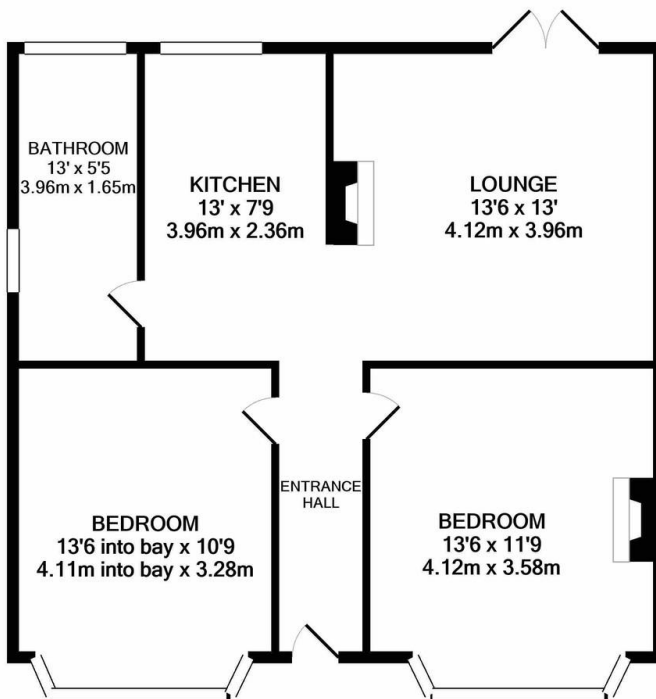




## FOR SALE

2 Bed Detached Bungalow in Hayes Road, Wigston, LE18 3RH  
£200,000

\*\*\* No Chain \*\*\* A well proportioned two bedroom detached bungalow for sale, close to the centre of Wigston. The accommodation comprises entrance hall, lounge, kitchen, two double bedrooms, four piece bathroom suite, gardens to the front and rear, driveway and detached single garage. For more information or to view, call Phillips George on 0116168178.



FLOOR PLAN BY PHILLIPS GEORGE  
TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes 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  
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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

- No Chain
- Well Presented Throughout
- Detached Bungalow
- Detached Garage
- Two Double Bedrooms
- Open Plan Living Space
- Off Road Parking
- Low Maintenance Yard To Rear

