



FOR SALE

2 Bed Mid Terraced House in Harcourt Road, Wigston LE18 3SB

Offers Over £180,000



PROPERTY FEATURES

- Mid-terrace home
- Blank canvas
- Two reception rooms
- Fitted Kitchen
- Two double bedrooms
- Gas central heating
- Upstairs bathroom
- Good rear garden
- Two brick stores
- Ideal FTB/investment
- Close to Wigston & transport

FULL DESCRIPTION

SUMMARY

A mid-terrace property offering an excellent opportunity for buyers looking to create a home to their own taste. This blank canvas features two reception rooms, a kitchen, two well-proportioned double bedrooms and an upstairs bathroom. Externally, the property benefits from a good-sized rear garden along with two useful brick-built stores. Having previously been a rental, the home would make an ideal first-time buy or investment opportunity. Conveniently located within walking distance to Wigston, with a range of local amenities, shops and transport links nearby. Offered to the market with no upward chain.

LOUNGE

11' 11" x 11' 8" (3.63m x 3.56m) Accessed via a wooden front door. UPVC double glazed bay window to front aspect. Feature fireplace. Laminate wooden flooring. TV and telephone point. Radiator. Door to:

DINING ROOM

12' 1" x 11' 8" (3.68m x 3.56m) UPVC double glazed window to rear aspect. Feature fireplace. Radiator. Door to: Stairs leading to first floor. Door to:

KITCHEN

13' 4" x 7' 3" (4.06m x 2.21m) Having a selection of fitted base and wall units with a laminate worktop over with a single bowl stainless steel sink with drainer. There is a freestanding electric top cooker with extractor over and space with plumbing for a freestanding washing machine. Wooden rear door out to: Garden. Two UPVC double glazed windows to side aspect. Vinyl floor. Radiator.





LANDING

Doors off to: Bedrooms and bathroom. Loft hatch access.
Radiator.

BEDROOM ONE

13' 4" x 11' 1" (4.06m x 3.38m) UPVC double glazed window
to front aspect. Built-in wardrobe. Radiator.

BEDROOM TWO

12' 1" x 10' 3" (3.68m x 3.12m) UPVC double glazed window
to rear aspect. Built-in wardrobe. Radiator.

BATHROOM

11' 6" x 7' 5" (3.51m x 2.26m) Comprising: Bath with mixer
tap and mains shower over, low level WC and wash hand
basin. Wall tiling to bath area, vinyl flooring. Radiator.
Window to rear aspect. Airing cupboard housing boiler.

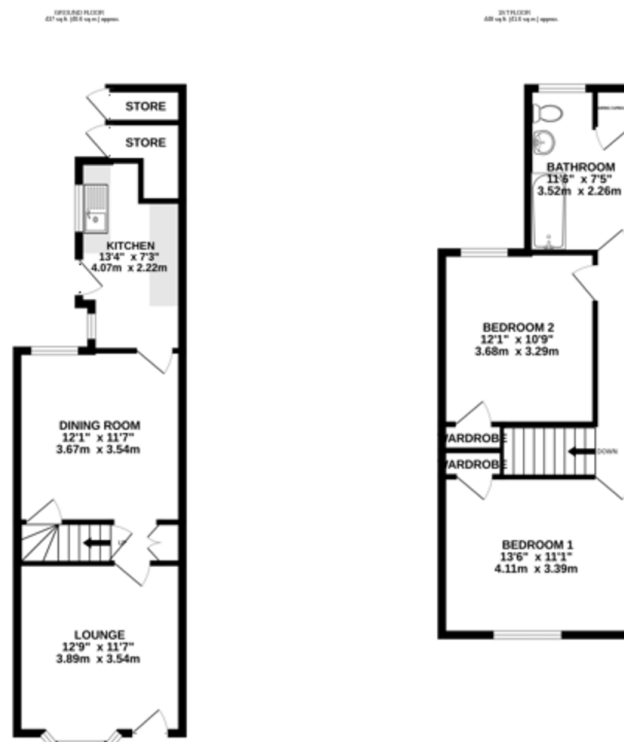
OUTSIDE

The property has a courtyard area to the front and access to
the front door. There is a side entry leading to the rear. The
good sized rear garden has a paved patio area, lawn and two
brick-built stores.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 885 sq ft. (82.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan and room measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

