



## Acorn Way, Wigston

- Two Double Bedroom Home
- Local Schools, shopping and amenities
- Off road parking
- Ideal for investors or first-time buyers
- Close to city and motorway links

- Wigston Meadows Residential area
- Property is currently tenanted
- Lounge-diner
- Open-plan lounge with garden access

**£210,000**

**Tenure: Freehold**

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# Acorn Way, Wigston

## DESCRIPTION

This two double bedroom house presents an excellent opportunity for both investors and first-time buyers. The property is currently tenanted. The property features a generous open plan lounge and dining room, which is perfect for entertaining and family gatherings. A door from this area leads directly to the rear garden, where you will find a small patio and a well-maintained lawn, ideal for enjoying the outdoors.

On the first floor, you will discover two double bedrooms, providing ample space for relaxation and rest. The shower room is conveniently located to serve both bedrooms.

Outside, the property benefits from an allocated off-road parking space. Situated in a popular residential area of Wigston, this home is just a short distance from the town centre, local schools, shops, and various amenities. The excellent road and public transport links make commuting to the city and accessing the motorways a breeze.

This property is an ideal investment opportunity, or it could serve as a delightful first home for those looking to settle in a vibrant community. For further information and to arrange a viewing, please contact Hunters estate agents.

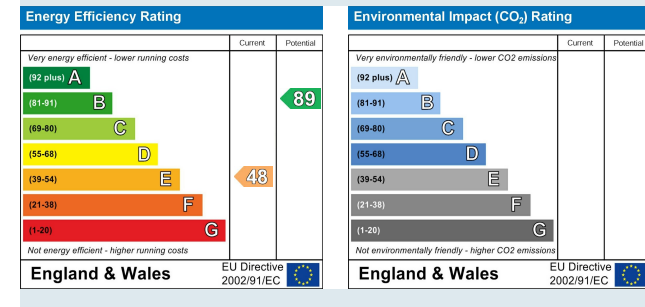


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## ENERGY PERFORMANCE CERTIFICATE

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.



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

### 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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