READINGS
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£995 PCM

4 Gold Hill Court, Wigston, Leicester, Leicester, LE18 2DE

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Wow! A modern two bedroom mid-townhouse in a private cul-de-sac setting in Wigston. The property comprises of an entrance hallway, downstairs toilet, handmade kitchen with fitted gas hob, oven & extractor, integrated fridge freezer, dishwasher and washing machine, there is a nice sized lounge with French doors leading to a patio area and turfed rear garden. Upstairs are two double bedrooms and a bathroom with shower over the bath. It benefits from double glazing and gas central heating. Located close to the local schools and amenities Wigston has to offer. There is one allocated off-road parking space and plenty of on-street parking for visitors. Viewing is a must! Council tax band B. Available around End of November 2026

Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Rightmove Viewing Procedure

1. Send an email enquiry through Rightmove and fill in the preliminary application form with your details

2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now - it will only show up on your credit check if you don't!

3. We will discuss your application with the landlord. If they are happy, we will book a physical viewing at the property

4. After the viewing you will provide your feedback on the automatic feedback form. If the landlord selects your application, you will pay a 1 week's rent holding deposit and proceed to the referencing

5. Once the references are complete and acceptable, you will book your move in date. The contract will be sent out the week before

6. You will need to pay your first months rent and deposit a few days before your move in date (minus the 1 week's rent holding deposit you already paid)

7. You will need to bring your original passport with you on the day you collect the keys for the physical Right to Rent checks

Entrance Hallway

There is a canopy porch to the front, a double glazed door to the entrance hall with laminate flooring, radiator, meter cupboard.

Kitchen

10'7" x 8'3" (3.23m x 2.51m)

A good quality, attractive hand made kitchen with range of base and wall mounted units, work surfaces with upstands, integrated fridge freezer, electric oven with gas hob and extractor over, integrated washing machine and dishwasher, 1 ½ stainless steel sink and drainer, porcelain tiled flooring, wall mounted combination boiler, radiator.

Toilet

Low level WC, wash hand basin, tiled splash backs, radiator, extractor fan.

Living Room

12' x 12' (3.66m x 3.66m)

A spacious lounge with UPVC double glazed doors to the rear garden, laminate flooring, stairs to the first floor, TV and phone point, radiator.

Bedroom 1

11'11" x 10'8" (3.63m x 3.25m)

A good size double bedroom with a UPVC double glazed window to the front, TV and phone point, radiator.

Bathroom

With Ideal standard fittings comprising panelled bath with full height tiling around, low level WC, pedestal wash hand basin, tiled splash back, heated towel rail, extractor fan.

Bedroom 2

12' x 7'8" (3.66m x 2.34m)

Another double bedroom with a UPVC double glazed window to the rear, TV and phone point, radiator.

Outside

The property is set back from Manor Street along a private cul-de-sac. The property has one allocated block paved parking space. The rear garden has a paved patio area with lawn, is fenced and has a gate to the rear

