



FOR SALE

2 Bed Semi-Detached House in Clifford Street, Wigston, LE18 4SJ

Offers Over £185,000



PROPERTY FEATURES

- Semi-Detached Period Home
- Ideal FTB or Investment
- ****NO CHAIN****
- Recently Re-fitted Carpets
- Two Reception Rooms
- Two Double Bedrooms
- Spacious Bathroom
- Good Sized Rear Garden
- Close To Amenities & Transport
- Neutral Decoration



FULL DESCRIPTION

SUMMARY

****NO CHAIN**** A deceptively spacious, period, two bedroom semi-detached home being well placed for an abundance of amenities, schools and transport links making this great proposition an ideal first time buy or investment. The property is neutrally decorated throughout and has the added benefit of recently re-fitted carpets making it a blank canvas for the new owner. The accommodation briefly comprises: Lounge, dining room, kitchen, two double bedrooms and bathroom. Outside there is an enclosed front courtyard and to the rear is a good sized private garden.

LOUNGE

11' 7" x 11' 7" (3.53m x 3.53m) Accessed via a UPVC composite front door. UPVC double glazed bay window to front aspect. Feature fireplace with brick surround. TV and telephone point. Radiator. Door though to:

DINING ROOM

15' 1" x 11' 7" (4.6m x 3.53m) Stairs rising to: First floor. Timber framed double glazed 'French' doors out to: Rear garden. Laminate wooden flooring. Radiator. Door through to:

KITCHEN

12' 9" x 6' 9" (3.89m x 2.06m) Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. There is a single fan assisted electric oven, four ring gas hob, extractor, space for an under counter fridge/freezer and a space with plumbing for a freestanding washing machine. UPVC double glazed door out to: Rear garden. UPVC double glazed window to side aspect. Tiled splash back. Tiled flooring. Radiator.



Phillips George



LANDING

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

BEDROOM ONE

13' 1" x 11' 7" (3.99m x 3.53m) UPVC double glazed window
to front aspect. Radiator.

BEDROOM TWO

12' 0" x 10' 10" (3.66m x 3.3m) UPVC double glazed window
to rear aspect. Cupboard over stairs. Radiator.

BATHROOM

12' 9" x 6' 9" (3.89m x 2.06m) Comprising: Bath with mixer
tap and electric shower over, low level WC and wash hand
basin. Wall tiling to bath area and tiled flooring throughout.
Radiator. Airing cupboard housing combination boiler.

OUTSIDE

The property has a walled courtyard area to the front with
wrought iron gate. A shared side passage provides access to
the rear. The rear garden is of a generous size being mainly
laid to paving with a lawn area and a handy brick-built
outbuilding benefitting from power and light. Outdoor tap.





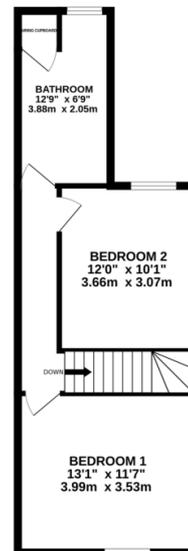
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



GROUND FLOOR
443 sq ft. (41.2 sq.m.) approx.



1ST FLOOR
435 sq ft. (40.4 sq.m.) approx.



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.

