



## Station Street

Wigston, LE18 4TH

£180,000

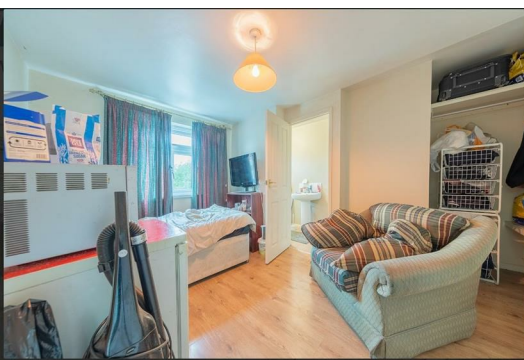


Nestled on Station Street in Wigston, this mid-terraced property presents an opportunity for investors and developers. Offered to the market with no upward chain, this property currently operates as a house of multiple occupation, with some tenants having resided here for over two decades, showcasing its appeal and stability.

Spanning two floors, the ground floor features a spacious kitchen-diner, perfect for communal living, alongside a convenient storage room and a WC. Ascending to the first floor, you will find four well-proportioned bedrooms, complemented by a shower room. Notably, one of the bedrooms boasts its own private shower room, adding an element of comfort and privacy.

This property is being sold in conjunction with 66-68 Blaby Road, presenting a substantial investment opportunity for those seeking a long-term rental venture. With potential for development, subject to planning regulations, this could be an ideal project for the discerning buyer.

The location is superb, with local shops, schools, and amenities just a stone's throw away. The high street is conveniently located at the end of the street, while larger national retail outlets such as Tesco, Lidl,



Material Information - Wigston  
Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: part flat roof

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Wigston and South Wigston has a number of listed buildings (20 in total) of various different grades. An exhaustive list of all the listed buildings and structures in Wigston and South Wigston, along with their address can be found below.

- The Church of St Thomas, Blaby Road; Grade II\*
  - St Thomas's Vicarage, Blaby Road; Grade II
  - No. 86 Bull Head Street; Grade II
  - Nos. 42 and 44 Bushloe End; Grade II\*
  - Workshop to the rear of No. 44 Bushloe End; Grade II\*
  - Avenue House, No. 1 Central Avenue; Grade II
  - Church of St Wistan, Church Nook; Grade II
  - The Grange, Leicester Road; Grade II
  - No. 34 Long Street; Grade II
  - United Reform Church and boundary railings, Long Street; Grade II
  - Church of All Saints, Moat Street; Grade I
  - No. 2 Newgate End; Grade II
  - Yew Tree House, No. 3 Newgate End; Grade II
  - 10 Newgate End; Grade II
  - The Manor House, boundary wall and gate piers, Newgate End; Grade II
  - Nos. 7 and 9 Spa Lane; Grade II
  - Bushloe House (Council Offices), Station Road; Grade II
  - South Wigston War Memorial, St Thomas's Church, St Thomas Road; Grade II
  - Nos. 2 - 4 Leicester Road, Wigston; Grade II
  - Glennemere Community Primary School, Estoril Avenue, Wigston, Grade II
- Last updated: Monday, 23 June 2025 11:45 am

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

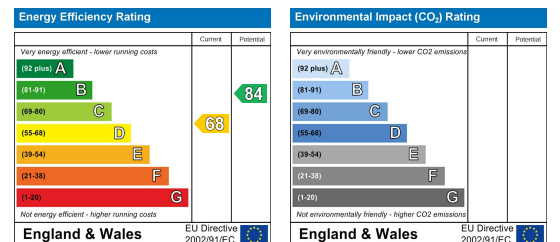
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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