



Cherry Street, Wigston, LE18



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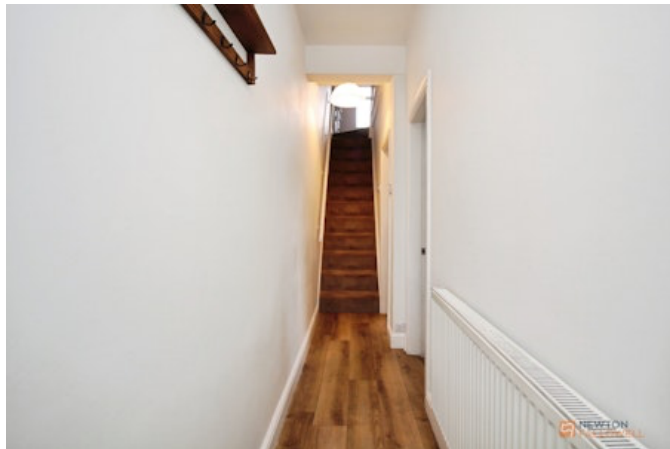


£210,000

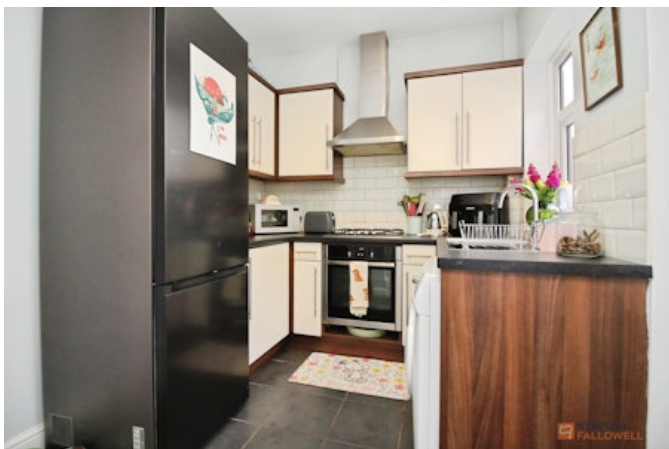


### Key Features

- Two double bedrooms
- Traditional end of terrace house
- Two reception rooms & modern fitted kitchen
- Larger than normal garden with useful outbuildings
- Popular residential location
- Ideal first purchase or buy to let investment
- EPC rating TBC
- Freehold







DREAM FIRST BUY! - Newton Fallowell are excited to welcome to the market this two-bedroom end-of-terrace late Victorian property located in Wigston. The property retains a number of original features while also benefiting from modern improvements, including a fitted kitchen and a shower room. The accommodation comprises two reception rooms, kitchen, two double bedrooms and a shower room. Both bedrooms benefit from excellent built-in storage. Externally, the property offers a rear garden with paved and lawned areas. There are also two external store rooms providing useful additional storage. An immediate viewing comes highly recommended!

### Welcome to your new home

Accessed via a composite front door, the property opens into a welcoming entrance hallway with stairs rising to the first floor. A door leads through to the first of two reception rooms. The front-facing lounge benefits from a double-glazed window, creating a bright and airy space ideal for relaxation.

To the rear, the second reception room is currently used as a dining room, offering ample space for a family dining table and opening directly into the kitchen. From here, a useful under-stairs cupboard provides valuable storage.

The kitchen is fitted with a range of wall and base units and offers space for all essential appliances. A side-facing window provides natural light, while a rear door gives direct access to the garden.

### Moving upstairs

To the first floor, the landing provides access to all rooms, including two well-proportioned double bedrooms. Bedroom One is positioned to the front of the property, while Bedroom Two overlooks the rear.

The shower room is modern in design and comprises a double shower cubicle with shower over, a low-level WC and a wash hand basin.

### Outside

Externally, the property benefits from a couple of useful outbuildings, ideal for storage, along with a paved patio area. The remainder of the garden is of a good size and is laid mainly to lawn.

### Location

Located in the heart of Wigston, the property is within easy walking distance of a range of supermarkets, including Sainsbury's and Iceland. The village also offers a variety of local amenities such as convenience stores, a doctor's surgery, veterinary practices and a post office.

Wigston Magna boasts an excellent selection of cafés, restaurants, takeaway outlets and pubs to suit all tastes. There is a good choice of primary schools and nursery groups within the area, along with the recently built Wigston Academy Secondary School just a short walk away. South Leicestershire College is also conveniently located, approximately a five-minute bus journey away.

Excellent transport links are provided by numerous bus routes within the village, offering quick and easy access to Leicester City Centre. Fosse Park and the surrounding motorway network are also within a short drive, making this an ideal location for commuters.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Oadby & Wigston District - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no







obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.



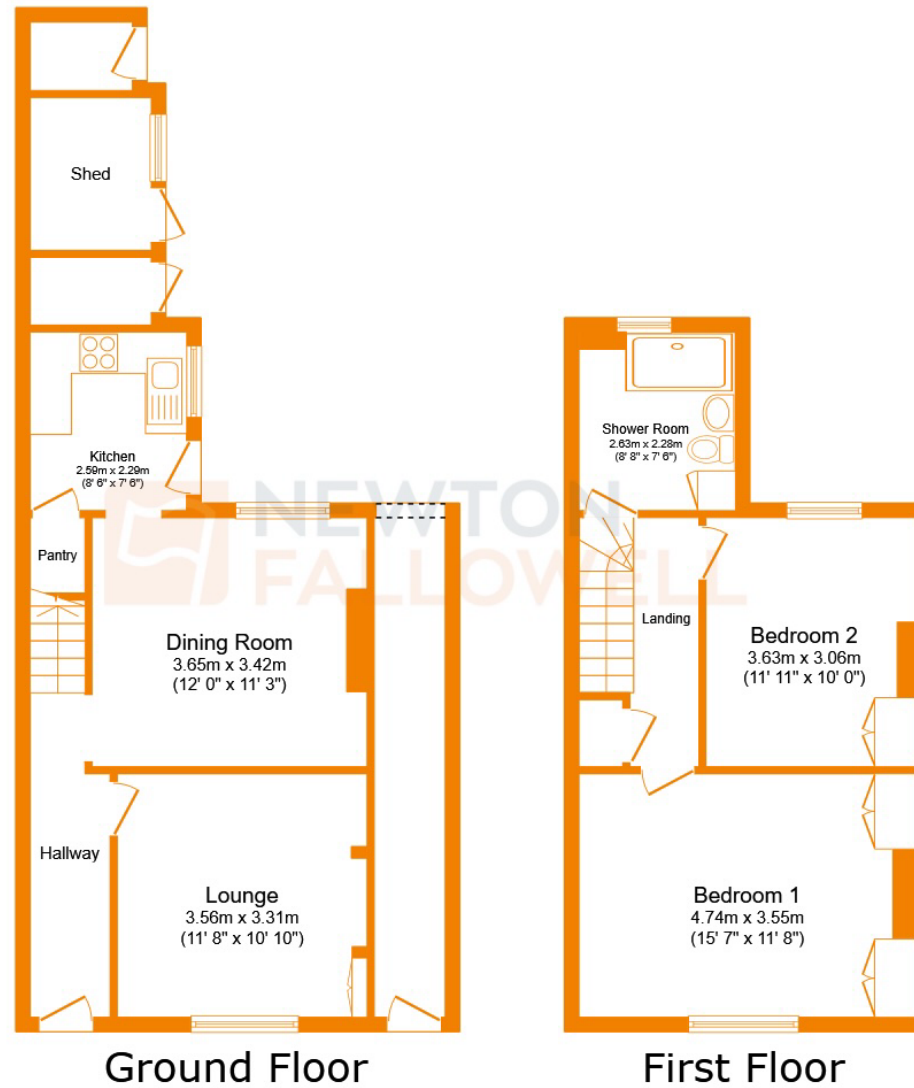












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



