



Arnold Avenue, Wigston

- No Upward Chain
- Open plan Kitchen-diner
- Bathroom with shower over the bath
- Enclosed Garden
- Gas Central Heating and Double glazing
- Two double bedrooms
- Lounge
- Off road parking
- Local shops, Schools and amenities
- Ideal First time buyer , Young family and Investor property

£180,000



Tenure: Freehold

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Arnold Avenue, Wigston

DESCRIPTION

A lovely example of a mid-terrace house presents an excellent opportunity for first-time buyers, young families, or astute investors seeking a financial venture. The property boasts a welcoming lounge, perfect for relaxation and entertaining. Beyond the lounge, you will find an open-plan fitted kitchen diner, ideal for family meals and social gatherings.

The first floor features two generously sized double bedrooms, providing ample space for rest and personalisation. A well-appointed three-piece bathroom suite, complete with a shower over the bath, ensures convenience for all residents.

One of the standout features of this property is the enclosed garden, accessible via a door from the kitchen. This outdoor space includes a well-maintained lawn and a small patio area, perfect for enjoying the fresh air or hosting summer barbecues.

With parking available for one vehicle and no upward chain, this home is ready for you to move in and make it your own. The location is particularly advantageous, with local shops, schools, and amenities within easy reach. For those who enjoy fitness, Wigston Gym and Swimming Pool are nearby, along with Tesco and Lidl supermarkets for your shopping needs.

This property is not just a house; it is a place where memories can be made. Don't miss the chance to view this charming home that combines comfort, convenience, and potential in one attractive package.



Council Tax: A

Ground Floor



Kitchen/Diner
3.37m x 4.35m
(11'1" x 14'3")

Lounge
3.43m x 3.36m
(11'3" x 11')

First Floor



Bedroom 2
3.42m x 2.65m
(11'3" x 8'8")

Bathroom
2.42m x 1.59m
(7'11" x 5'3")

Landing

Bedroom 1
3.43m x 4.61m
(11'3" x 15'1")

While every attempt has been made to ensure the accuracy of the floor plan here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Plan produced using PlanUp.

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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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.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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

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