



26 Attenborough Close  
, Wigston, LE18 3PR  
O.I.E.O £180,000

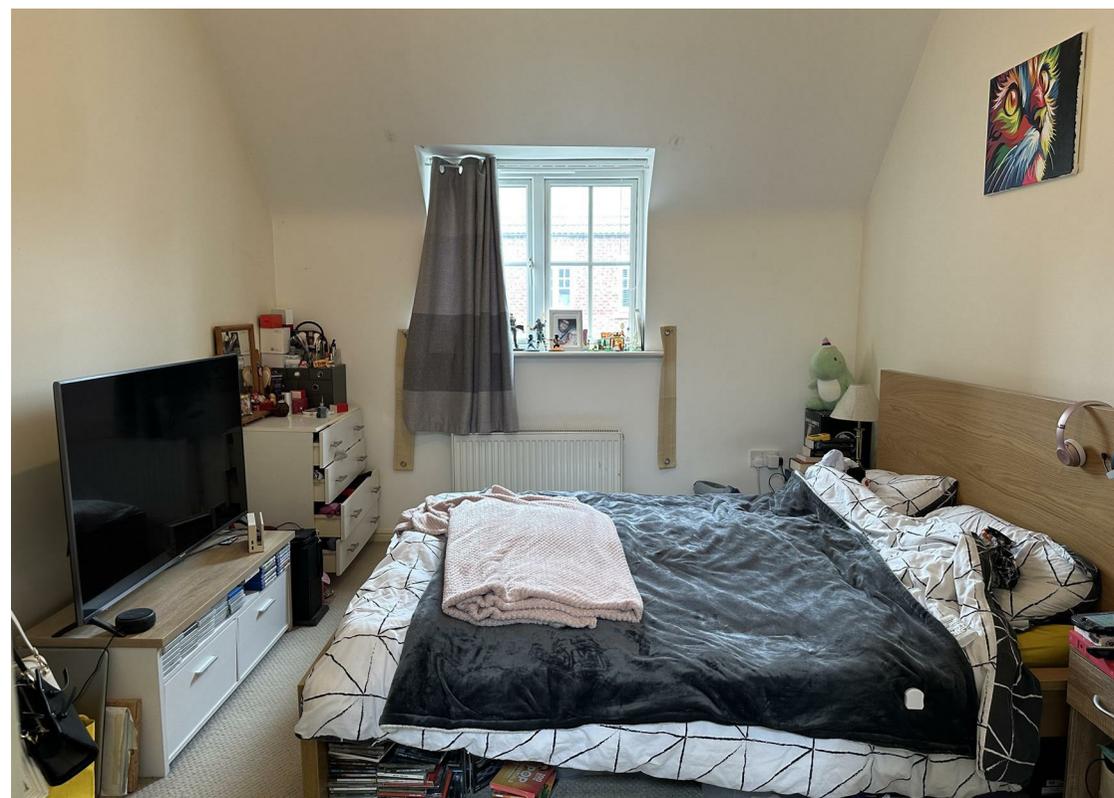
Welcome to this charming two-bedroom coach house located on Attenborough Close in Wigston., on the border of Wigston Magna & Oadby Parade. This delightful freehold property is the ideal investment opportunity, currently tenanted achieving £895pcm.

As you enter up the stairs, you will find a good size entry hallway, with a storage cupboard, a well-designed open plan kitchen that seamlessly flows into the reception area. The property boasts two comfortable bedrooms, including a master suite with an en-suite bathroom and built and storage cupboards/wardrobes. Additionally, there is a second bathroom, making it ideal for families or guests.

One of the standout features of this coach house is that there is a single garage space and off road parking in front of the garage for one vehicle.

In addition to all, the property has gas central heating, UPVC double glazing, appliances integrated in the kitchen space and located closed to local schools & amenities.

- Two Bedroom Coach house
- Freehold Property
- Investment Opportunity. Tenanted at £895pcm.
- Bedroom One With En-Suite
- Fitted Wardrobes In Bedroom One
- Spacious Open Plan Kitchen, Lounge & Diner
- Fully Fitted Family Bathroom
- Off Road Parking & Garage Space
- Internet - <https://www.ofcom.org.uk/>
- Council Tax Band B, EPC Rating C



## LOCATION

The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along. The Parade in nearby Oadby Town Centre, along with supermarkets and local leisure/recreational centre with pool, Leicester Racecourse, University of Leicester Botanic Gardens and Glen Gorse Golf Club.

## DRAFT DETAILS AWAITING VENDOR APPROVAL

### Open Plan Lounge & Kitchen

18'17 x 16'63 (5.49m x 4.88m)

### Bedroom One

12'09 x 10 (3.89m x 3.05m)

### EN-Suite

10 x 5'76 (3.05m x 1.52m)

### Bedroom Two

8'96 x 8'53 (2.44m x 2.44m)

### Family Bathroom

7'89 x 5'45 (2.13m x 1.52m)

### Garage & Parking

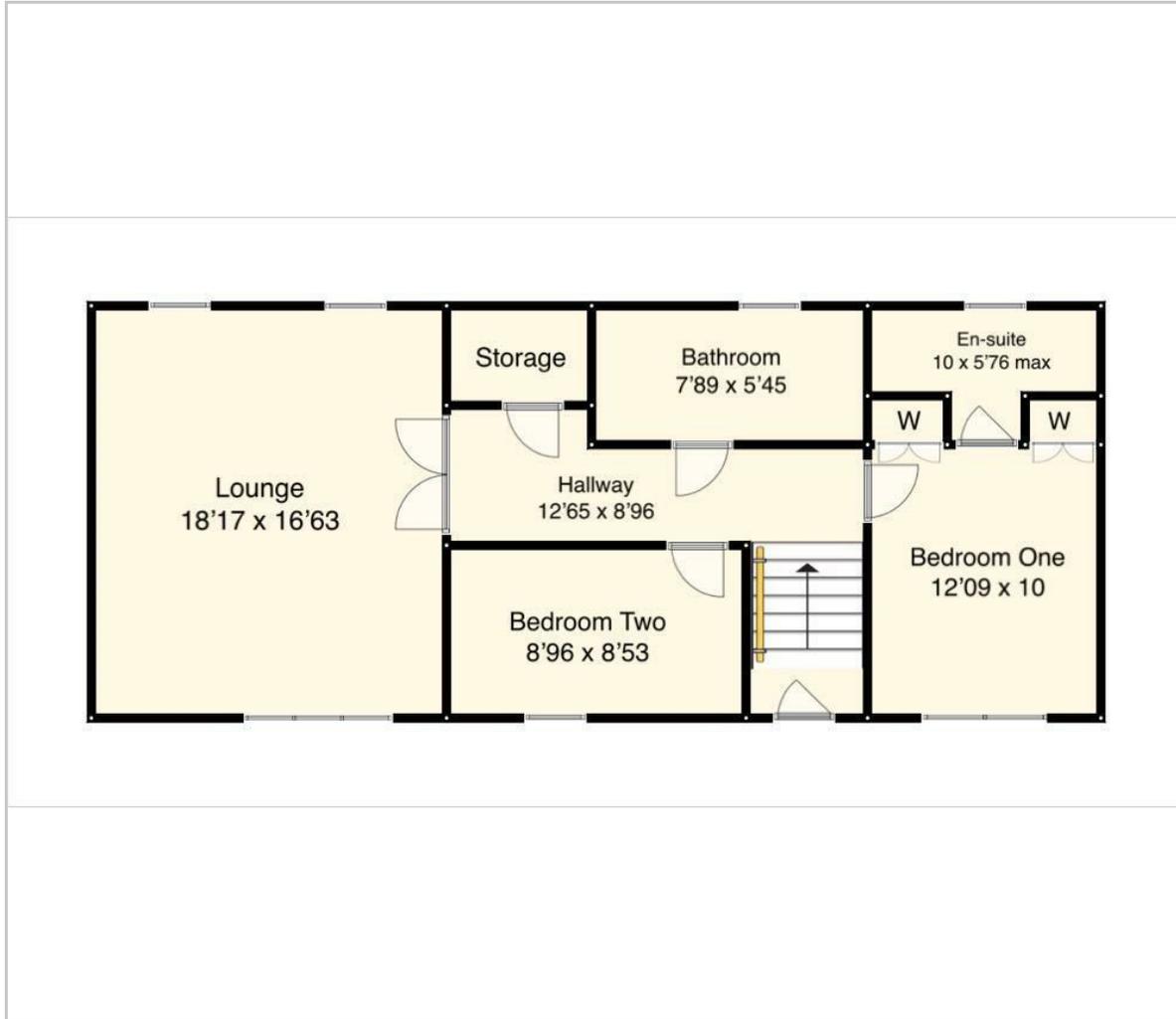
Single Garage Space with a parking space in front.

### Financial Services

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.



## Floor Plan



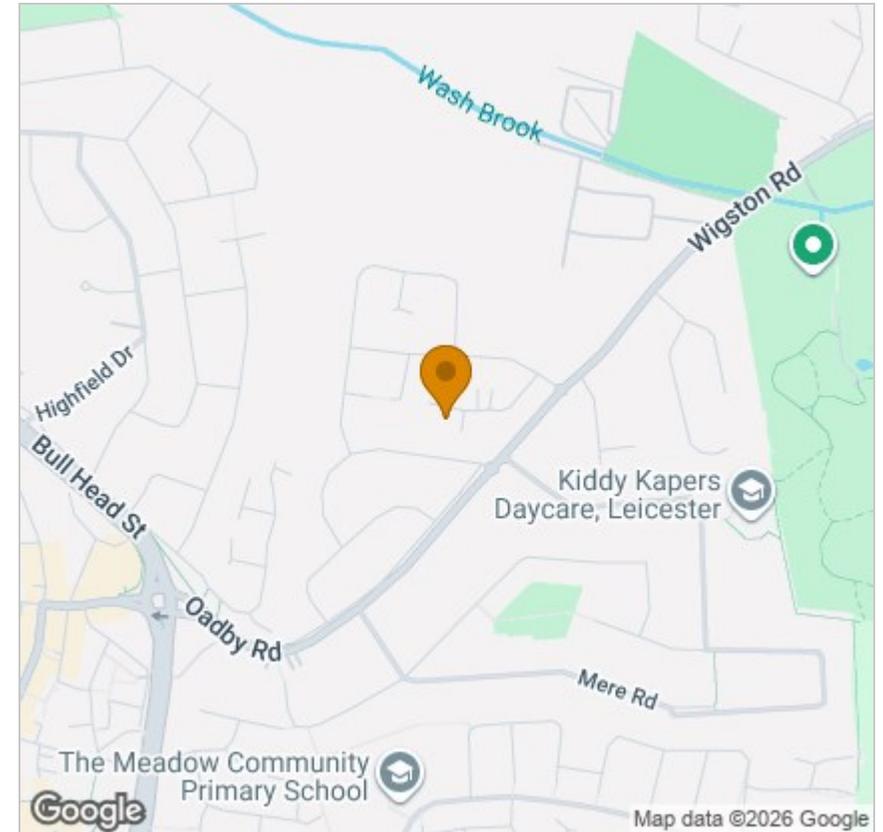
## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

