



58 Glengate, Wigston

£165,000 Freehold

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

**Phillips
George**



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Tenure: Freehold

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- Chain free
- Well-maintained garden
- Original features
- South Wigston
- 2 Bedrooms
- End Terrace
- Well presented throughout
- Modern kitchen with integrated appliances
- On street parking
- Contact agent for further details



Dining Room

10' 0" x 11' 1" (3.06m x 3.37m)

Carpeted flooring, Door and window to the front, radiator, meter cupboard.

Lounge

11' 1" x 10' 0" (3.37m x 3.06m)

Carpeted flooring, radiator, double glazed French door to the rear leading to garden, storage space under stairs.

Kitchen

9' 1" x 5' 1" (2.76m x 1.56m)

Fitted with range of wall and base units, work surfaces, sink and drainer, integral oven and hob, extraction over, double glazed window to the side, tiling in part, radiator.

Landing

Carpeted flooring.

Bedroom 1

10' 0" x 12' 0" (3.06m x 3.66m)

Carpeted flooring, radiator, wrought iron fire place, double glazed window to the front.

Bedroom 2

10' 0" x 12' 0" (3.06m x 3.66m)

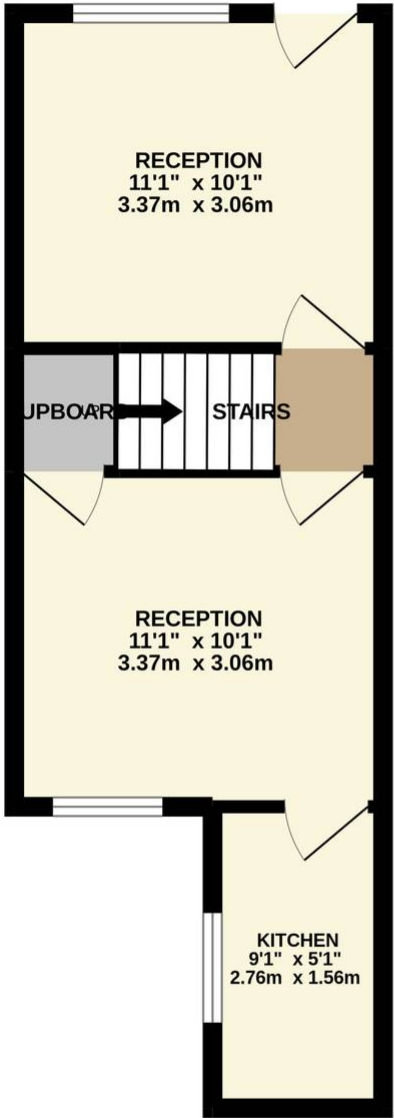
Carpeted flooring, radiator, wrought iron fire place, double glazed window to the rear.

Bathroom

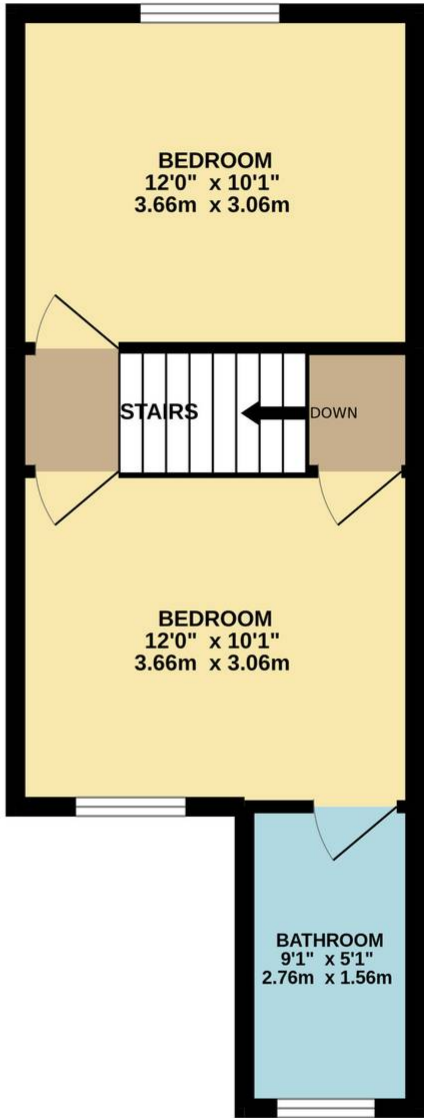
9' 1" x 5' 1" (2.76m x 1.56m)

Comprising a three piece suite, bath, wash basin, W.C, radiator, double glazed window to the rear, tiling in part.

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



FIRST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS

TOTAL FLOOR AREA : 641 sq.ft. (59.6 sq.m.) approx.

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