



## Gloucester Crescent, Wigston

- Two double bedrooms
- Lounge with natural light
- Garage with workshop
- Near schools and parks
- Needs modernisation
- Three-piece bathroom suite
- Kitchen and conservatory
- Close to local shops
- South Wigston train nearby
- No upward chain

**Offers In The Region Of £220,000**

**Tenure: Freehold**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Gloucester Crescent, Winston

## DESCRIPTION

No Upward Chain – Refurbishment Opportunity – Two Double Bedrooms – Garage with Workshop – Popular Location

An exciting opportunity to acquire a Bungalow full of potential, ideal for buyers looking to modernise and create a space tailored to their own taste, design, and requirements. Offered with no upward chain, this is a fantastic refurbishment project with scope to add value.

The accommodation includes a lounge with two windows, allowing plenty of natural light to fill the room, alongside a kitchen and a conservatory to the rear, offering additional living space and flexibility. There are two double bedrooms and a three-piece bathroom suite, providing a solid foundation for improvement and reconfiguration.

Externally, the property benefits from a garage with a useful workshop and additional store to the rear, perfect for those needing extra space or storage.

Positioned in a convenient and well-regarded location, the home is within easy reach of local shops, schools, parks, and everyday amenities. There are excellent public transport links to the city and surrounding areas, with South Wigston railway station close by, along with strong road connections to major motorways—ideal for commuters.

A great opportunity for buyers looking to put their own stamp on a home—early viewing is recommended. Contact Hunters Wigston for further details.



**Ground Floor**



Total area: approx. 101.0 sq. metres (1087.0 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, 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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**Council Tax: B**

**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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		60			74
England & Wales		EU Directive 2002/91/EC	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

