



## Clifford Street, South Wigston

£200,000 Freehold

Beautifully renovated Victorian terrace offered with no upward chain. Featuring two double bedrooms, two reception rooms, a log-burning stove and a landscaped rear garden in South Wigston.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E



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### **Lounge/Reception Room One**

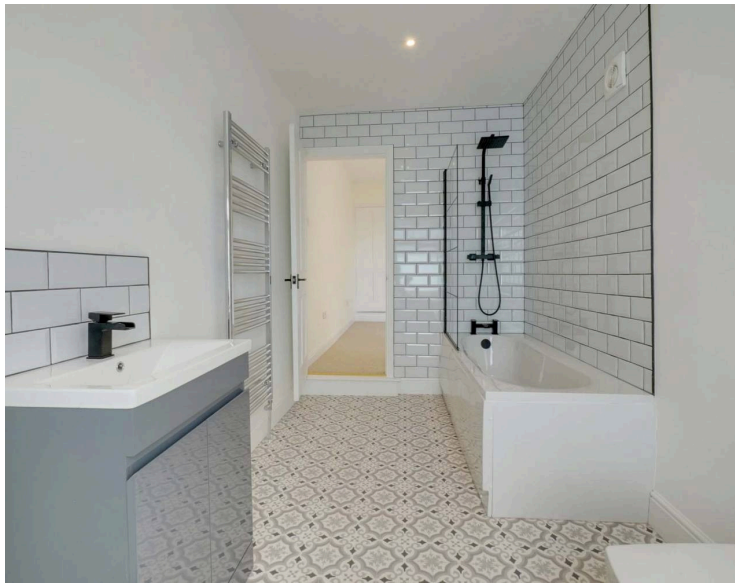
13' 5" x 11' 3" (4.09m x 3.42m)

Attractive bay-fronted reception room positioned to the front of the property. Benefiting from a UPVC double-glazed bay window, a newly fitted carpet, a radiator and power points. The room also provides access to useful built-in meter cupboards positioned to left side of the chimney breast. Presented in a modern neutral style and forming an excellent principal reception room.

### **Dining Room/Reception Room Two**

11' 11" x 11' 3" (3.64m x 3.42m)

Spacious second reception room featuring a recessed fireplace incorporating a newly installed log-burning stove with decorative hearth, creating an attractive focal point. Benefiting from newly fitted carpet, radiator, power points and access through to the kitchen, providing an excellent space for dining and entertaining.



### **Kitchen**

12' 5" x 6' 4" (3.78m x 1.93m)

Fitted with a range of wall and base units with complementary work surfaces and splashbacks. Benefiting from integrated cooking appliances, sink and drainer, radiator and access through to the utility area. Presented in good decorative order and forming part of the property's extensive renovation programme.

### **Utility Area**

6' 9" x 5' 0" (2.07m x 1.53m)

Useful utility space providing additional storage and appliance space, whilst giving access to the ground-floor WC and rear garden.

### **Ground Floor W/C**

5' 0" x 2' 11" (1.53m x 0.89m)

Fitted with a WC and a wash hand basin, providing practical convenience for day-to-day living.

### **Landing**

#### **Bedroom One**

12' 7" x 12' 0" (3.84m x 3.66m)

Generous double bedroom positioned to the front of the property. Benefiting from a UPVC double-glazed window, a newly fitted carpet, a radiator and power points.

#### **Bedroom Two**

12' 7" x 12' 0" (3.83m x 3.66m)

Double bedroom overlooking the rear garden. Benefiting from a UPVC double-glazed window, radiator and newly fitted carpet. Providing access through to the bathroom.

### **Bathroom**

12' 5" x 6' 6" (3.78m x 1.99m)

Spacious bathroom accessed via Bedroom Two and fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC. Benefiting from an obscured UPVC double-glazed window and contemporary tiling.

### **Front Garden**

Traditional forecourt frontage enclosed by low-level brick walls, complementing the attractive bay-fronted Victorian façade.

### **Rear Garden**

Recently landscaped rear garden comprising a paved patio area leading onto a lawned garden with pathway access to the rear. Benefiting from newly installed timber fencing and established planting beds.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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