



## Florence Avenue, Wigston

- Lounge for relaxing
- Fitted Kitchen
- Bathroom with bath and shower over
- Local shops, schools and amenities
- Viewing highly recommended
- Cosy dining room for meals
- Two Double bedrooms
- Gas central heating and double glazing
- Ideal first time buyer or savvy Investor

**£180,000**

**Tenure: Freehold**

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# Florence Avenue, Wigston

## DESCRIPTION

Two Double Bedrooms – Character Home – Private Garden – Ideal First Time Buyer or Investment Opportunity- Local Shop, schools and amenities

Offering a wonderful blend of comfort, character, and practicality, this attractive two-bedroom home is perfect for first-time buyers, young families, or investors looking for a property that is ready to enjoy from day one.

The welcoming lounge creates an immediate feeling of home, with natural light flowing through the front window and tasteful décor providing a warm and relaxing environment. The adjoining dining room offers a versatile space for everyday meals, entertaining guests, or even home working, creating a natural flow through the ground floor.

The fitted kitchen has been thoughtfully arranged to maximise storage and workspace, featuring modern cabinetry, integrated cooking appliances, and views over the rear garden, making it both practical and enjoyable for everyday use.

Upstairs, the property continues to impress with two generous double bedrooms, both offering comfortable and peaceful retreats at the end of the day. The bathroom is fitted with a modern suite and shower over the bath, providing a bright and functional space for busy mornings and relaxing evenings.

Outside, the private rear garden offers a delightful extension of the living space. With patio seating areas and established planting, it provides the perfect setting for outdoor dining, entertaining friends, or simply unwinding in peaceful surroundings.

Combining character, comfortable living, and outdoor space, this charming home offers an excellent opportunity for buyers looking to take their next step onto the property ladder or expand their investment portfolio.

Early viewing is highly recommended. Contact Hunters Wigston today to arrange your viewing and discover everything this wonderful home has to offer.



Approx Gross Internal Area  
70 sq m / 751 sq ft



Ground Floor  
Approx 36 sq m / 385 sq ft

First Floor  
Approx 34 sq m / 366 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax:

## 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                                      |                                                                 |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current | Potential                                                                           |                                                                 |
| Very energy efficient - lower running costs |         |                                                                                     | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (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 |
| England & Wales                             |         | EU Directive 2002/91/EC                                                             | England & Wales                                                 |
|                                             |         |  |                                                                 |

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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