



## TO LET

2 Bed Mid Terraced House in Hazelwood Road, Wigston LE18 4LS  
£995 pcm

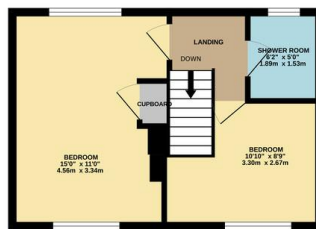
Two bedroom semi-detached home available to let in South Wigston. The property is in excellent condition throughout and comprises spacious living area and kitchen / breakfast room downstairs, together with two double bedrooms and shower room upstairs. Offered unfurnished, the property benefits from off road parking for multiple vehicles to the front and a generous garden to the rear. Ideally situated on a quiet street, a short walk from amenities.



GROUND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 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.  
Made with Metropac (2020)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- Semi Detached Property
- Two Double Bedrooms
- Spacious Living Room
- Kitchen / Breakfast Room
- Shower Room
- Double Glazed Throughout
- Off Road Parking
- Convenient Location

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

