



## Clifford Street, Wigston

In Excess of £195,000

Attractive bay-fronted two-bed terrace in South Wigston. Three receptions rooms, generous double bedrooms, no chain. Close to amenities, schools, transport. Ideal first home or investment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





### **Reception Room One**

13' 7" x 11' 3" (4.14m x 3.42m)

This inviting primary living space is centered around a feature fireplace and a large bay window that floods the room with natural light. The room is finished with vibrant green walls and a matching chimney breast, complemented by classic coving to the ceiling, a traditional dado rail, wooden flooring, and a radiator.

### **Reception Room Two**

12' 1" x 11' 3" (3.68m x 3.44m)

A cosy second reception room featuring soft grey carpeting and a chimney breast with integrated shelving. This practical space includes a dado rail, a radiator, and convenient storage provided by an under stairs cupboard.

### **Kitchen**

12' 8" x 6' 0" (3.85m x 1.83m)

A well-appointed kitchen comprising a range of base and wall units with stylish wood-effect laminate work surfaces. Key features include a sink with mixer tap, an inset five-ring gas hob with an oven and extraction hood above, a dedicated boiler cupboard, and plumbing for a washing machine.



### **Reception Room Three**

12' 10" x 6' 3" (3.91m x 1.91m)

Located on the ground floor, this versatile room features wood-effect flooring and a striking green accent wall. A double-glazed door provides direct access to the rear garden, making this an ideal space for a home office.

### **First Floor Landing**

#### **Bedroom One**

12' 11" x 12' 0" (3.93m x 3.66m)

A spacious principal bedroom decorated with a feature chimney breast and two stylish grey alcoves. The room is finished with comfortable grey carpeting, coving to the ceiling, and a radiator.

#### **Bedroom Two**

12' 1" x 9' 11" (3.69m x 3.03m)

This second double bedroom offers wood-effect flooring and a central chimney breast. It includes a practical built-in over-stairs storage cupboard, a radiator, and a classic single-glazed sash window overlooking the rear.

#### **Bathroom**

12' 8" x 5' 11" (3.87m x 1.81m)

A generous family bathroom featuring an obscured glazed sash window for privacy. The suite includes a bath with a shower and screen, a low-level WC, a wash hand basin with tiled splashbacks, a built-in wall-mounted unit, and a radiator.

#### **Front Garden**

Entered via a wrought iron gate with a frontage and pathway to the door.

#### **Rear Garden**

Slabbed patio seating area leading to a raised patio area with well-maintained fence perimeter borders.



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