



Clifford Street, Wigston

- AVAILABLE NOW
- BAY FRONTED LOUNGE
- FOUR PIECE BATHROOM SUITE
- GARDEN STORE ROOM
- CLOSE TO SHOPS AND SCHOOLS
- TWO DOUBLE BEDROOMS
- DINING ROOM OPENS TO KITCHEN
- ENCLOSED GARDEN
- GAS CENTRAL HEATING
- EXCELLENT ROAD AND TRANSPORT LINKS

£995 Per Month



Tenure:

HUNTERS®
HERE TO GET *you* THERE

Clifford Street, Wigston

DESCRIPTION

Welcome to this delightful mid-terrace house, a perfect blend of comfort and convenience. With a generous 947 square feet of living space, this property offers two inviting reception rooms, ideal for both relaxation and entertaining with friends or family. The bay fronted lounge is a lovely spot to unwind, while the dining room seamlessly connects to a fitted galley-style kitchen, creating a warm atmosphere for meal times.

On the first floor, you will find two double bedrooms, providing ample space for rest and personalisation. The four-piece bathroom suite is thoughtfully designed, featuring a separate shower cubicle, ensuring both functionality and comfort.

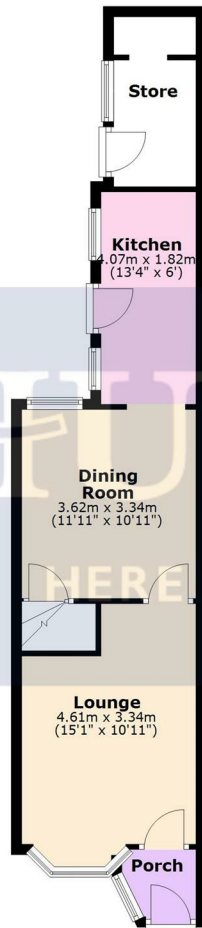
This home is equipped with gas central heating and double glazing, ensuring a cosy environment throughout the year. Outside, you will discover a garden store room and an enclosed garden, perfect for enjoying the fresh air or tending to your plants.

Conveniently located, this property has access to local shops, schools, and various amenities, making daily life easy and enjoyable. Excellent road links to the city and motorways provide quick access for commuters, while the nearby South Wigston train station offers reliable public transport options.

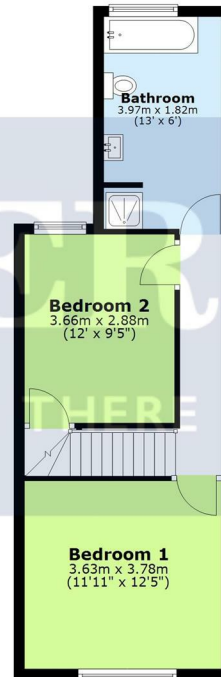
Available now to let, this home is ready for you to move in. To find out more, contact your local Hunters estate agents Wigston to arrange your viewing.



Ground Floor



First Floor



Total area: approx. 82.0 sq. metres (882.2 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.

Viewing

Please contact our Hunters Wigston Lettings 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: A

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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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

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