



## Clifford Street, Wigston

- No upward chain
- Three Bedrooms
- Separate dining room
- Three-piece bathroom, shower over bath
- Gas central heating and double glazing
- Ideal for first-time buyers
- Bay-fronted lounge,
- Galley Style kitchen
- Enclosed garden, perfect for BBQs
- Local shopping, schools and amenities

**£185,000**

**Tenure: Freehold**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Clifford Street, Wigston

## DESCRIPTION

No Upward Chain – Ideal First-Time Buyer or Investment Opportunity

This charming three-bedroom Victorian palisade terraced property offers an excellent opportunity for buyers and investors alike. Featuring a bay-fronted lounge and a separate dining room that flows seamlessly into a galley-style fitted kitchen, the home provides both character and practicality for modern living.

The ground floor also benefits from a three-piece bathroom suite complete with a shower over the bath. To the rear, an enclosed garden with patio paving creates the perfect space for BBQs and outdoor enjoyment.

Additional features include gas central heating and double glazing throughout. Conveniently located close to local shops, schools, parks, and everyday amenities, the property also offers excellent road links to the city and nearby motorways. Public transport is easily accessible, with South Wigston train station just a short distance away.

A fantastic opportunity not to be missed.



**Ground Floor**



**First Floor**



Total area: approx. 82.4 sq. metres (886.7 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan hereinafter, 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		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
		<b>85</b>	
		<b>62</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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

