



Guilford Drive, , Wigston, LE18 1HF

- Offered to market with No Upward Chain
- Lounge-Diner
- Garden to rear
- Ideal First time buyer, Savvy Investor or Young Family
- 360 Virtual Tour
- Two Double Bedrooms
- Fitted Kitchen
- Residents Private Parking
- Night Storage Heating
- Local Shops, Schools and Amenities

£200,000



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DESCRIPTION

This lovely terraced house on Guilford Drive presents an excellent opportunity for first-time buyers, savvy investors, or young families seeking a starter home. The property boasts a spacious lounge-diner, perfect for entertaining or relaxing after a long day. The fitted kitchen is functional and ready for your personal touch, while the two generously sized double bedrooms provide ample space for rest and relaxation, while the shower room is conveniently positioned between the two bedrooms, ensuring practicality for everyday living.

One of the standout features of this home is the enclosed garden to the rear, offering a private outdoor space for children to play or for hosting summer gatherings. Additionally, residents benefit from gated private parking, adding an extra layer of convenience.

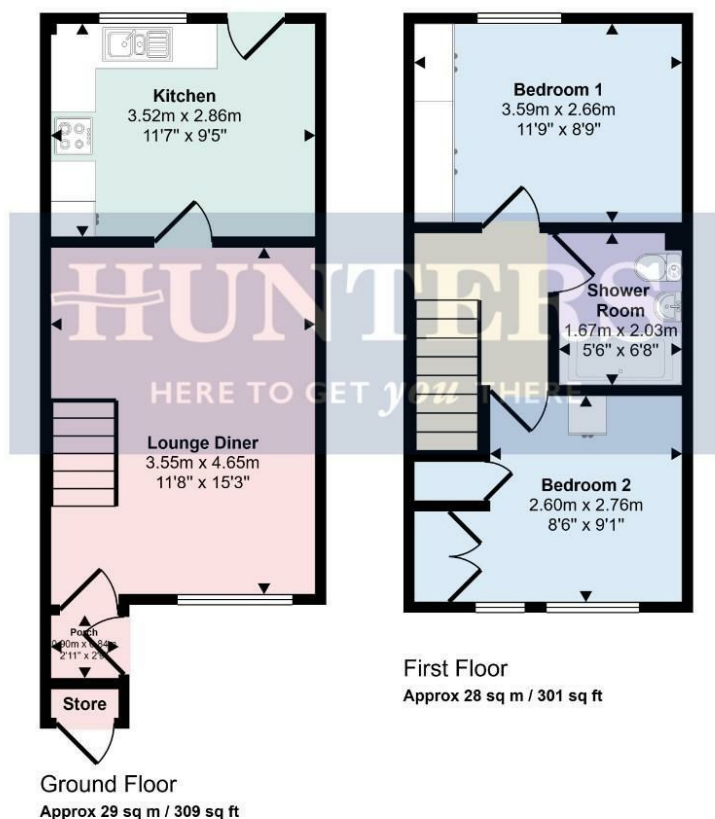
This property is ideally situated, with easy access to local shops, schools, and various amenities. Commuters will appreciate the excellent road and public transport links to the city and nearby motorways, making daily travel a breeze.

Offered with no upward chain, this home is ready for you to make it your own. A 360-degree virtual tour is available, allowing you to explore the property from the comfort of your own home. While the property would benefit from some updating, it presents a fantastic canvas for those looking to add their personal style. Don't miss out on this wonderful opportunity to secure a lovely home in a sought-after location.





Approx Gross Internal Area
57 sq m / 610 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.

Viewings

Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.