

# HUNTERS®

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## Station Street

Wigston, LE18 4TH

£180,000

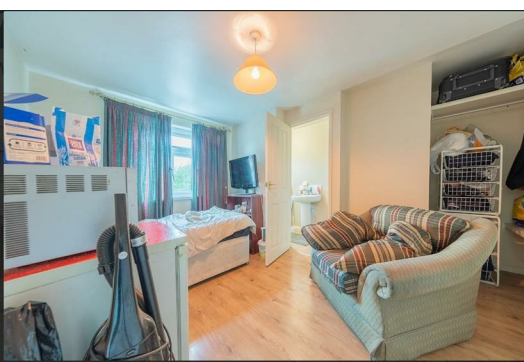


Nestled on Station Street in Wigston, this mid-terraced property presents an opportunity for investors and developers. Offered to the market with no upward chain, this property currently operates as a house of multiple occupation, with some tenants having resided here for over two decades, showcasing its appeal and stability.

Spanning two floors, the ground floor features a spacious kitchen-diner, perfect for communal living, alongside a convenient storage room and a WC. Ascending to the first floor, you will find four well-proportioned bedrooms, complemented by a shower room. Notably, one of the bedrooms boasts its own private shower room, adding an element of comfort and privacy.

This property is being sold in conjunction with 66-68 Blaby Road, presenting a substantial investment opportunity for those seeking a long-term rental venture. With potential for development, subject to planning regulations, this could be an ideal project for the discerning buyer.

The location is superb, with local shops, schools, and amenities just a stone's throw away. The high street is conveniently located at the end of the street, while larger national retail outlets such as Tesco, Lidl,



Material Information - Wigston  
Tenure Type;  
Leasehold Years remaining on lease;  
Leasehold Annual Service Charge Amount £  
Leasehold Ground Rent Amount, Uplift %, Rent Review Period;  
Shared Ownership % of share, amount of rent on remaining share £  
Council Tax Banding;

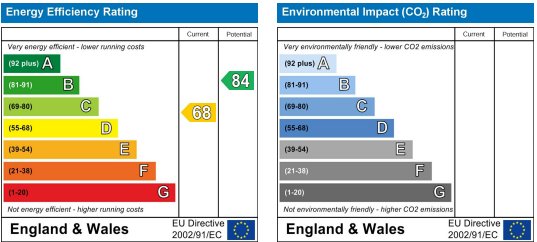
Area Map



Floor Plans



Energy Efficiency Graph



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.