



Gloucester Crescent, Wigston

- Two double bedrooms
- Lounge with natural light
- Garage with workshop
- Near schools and parks
- Needs modernisation
- Three-piece bathroom suite
- Kitchen and conservatory
- Close to local shops
- South Wigston train nearby
- No upward chain

Offers In The Region Of £230,000

Tenure: Freehold

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Gloucester Crescent, Winston

DESCRIPTION

No Upward Chain – Refurbishment Opportunity – Two Double Bedrooms – Garage with Workshop – Popular Location

An exciting opportunity to acquire a Bungalow full of potential, ideal for buyers looking to modernise and create a space tailored to their own taste, design, and requirements. Offered with no upward chain, this is a fantastic refurbishment project with scope to add value.

The accommodation includes a lounge with two windows, allowing plenty of natural light to fill the room, alongside a kitchen and a conservatory to the rear, offering additional living space and flexibility. There are two double bedrooms and a three-piece bathroom suite, providing a solid foundation for improvement and reconfiguration.

Externally, the property benefits from a garage with a useful workshop and additional store to the rear, perfect for those needing extra space or storage.

Positioned in a convenient and well-regarded location, the home is within easy reach of local shops, schools, parks, and everyday amenities. There are excellent public transport links to the city and surrounding areas, with South Wigston railway station close by, along with strong road connections to major motorways—ideal for commuters.

A great opportunity for buyers looking to put their own stamp on a home—early viewing is recommended. Contact Hunters Wigston for further details.



The floor plan shows a house with the following rooms and dimensions:

- Living Room:** 4.25m x 3.66m (13'11" x 12')
- Bedroom 1:** 3.79m x 3.63m (12'5" x 11'11")
- Bedroom 2:** 3.59m x 2.69m (11'9" x 8'10")
- Bedroom 3:** 3.59m x 2.69m (11'9" x 8'10")
- Bedroom 4:** 3.59m x 2.69m (11'9" x 8'10")
- Kitchen:** 2.92m (9'7") x 2.60m (8'6") max
- Bathroom:** 2.14m x 1.81m (7' x 5'11")
- Hall:** Central hallway connecting the living room, bedrooms, bathroom, and kitchen.
- Garage:** 4.95m x 2.57m (16'3" x 8'5")
- Workshop:** 4.14m x 3.19m (13'7" x 10'6")
- Store:** 2.00m x 2.88m (6'7" x 9'5")
- Conservatory:** Attached to the kitchen and living room.

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.
Plan produced using PlanUp.



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	60	74	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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

