# Clifford Street, , Wigston, Leicestershire, LE18 4SH

- No upward chain
- Gated off-road parking to rear
- Three bedrooms
- Modern kitchen with storage
- Lounge and Dining room
- Victorian terraced home
- Ideal first-time buy or Investor
- Close to South Wigston station and local amenities
- Enclosed garden
- Gas central heating and double glazing

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**£190,000**

# Clifford Street, , Wigston, Leicestershire, LE18 4SH

## DESCRIPTION

No Upward Chain – Victorian Terrace – Gated Off-Road Parking & Car Port – Ideal First-Time Buy or Investment – Three Bedrooms

Offered to the market with no upward chain, this attractive Victorian-style terraced home presents an excellent opportunity for first-time buyers, young families or investors looking for a property ready to move into. Ideally located within a highly popular residential area, the property is just a short walk from South Wigston railway station, local shops, supermarkets, schools and everyday amenities, while offering excellent road and public transport links into Leicester and the surrounding motorway network.

Retaining the character and charm expected of a traditional home, the accommodation begins with a welcoming living room, leading through to a separate dining room that's perfect for family meals, entertaining or working from home. The fitted kitchen provides ample storage and workspace, while the modern three-piece family bathroom with shower over the bath completes the ground floor.

Upstairs, you'll find two generous double bedrooms together with a versatile third bedroom, currently used as a home office but equally suited as a nursery, dressing room or child's bedroom, offering flexibility to adapt as your needs change.

Outside, the enclosed rear garden has been designed for easy maintenance, featuring decorative paving and stone seating areas that are ideal for relaxing or entertaining during the warmer months. A garden shed provides useful storage, while the rare addition of gated and covered off-road parking or storage area, offers convenience and peace of mind.

Properties offering this combination of character, practicality and location are always in demand. Whether you're taking your first step onto the property ladder or expanding your investment portfolio, this is a home not to be missed.

Contact Hunters Wigston today to arrange your viewing and discover everything this fantastic home has to offer.

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Total area: approx. 77.5 sq. metres (833.7 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 responsibilty is takenfor 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 srervices, sytems and appliances have not been tested and no guranteee as to their operability or efficency can be give. Plan produced using PlanUp.
Plan produced using PlanUp.

## Viewings

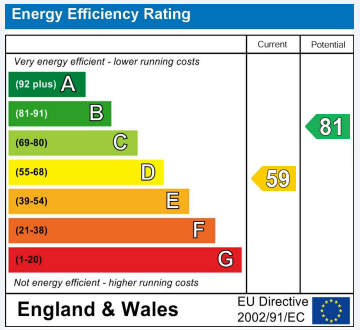
Please contact wigston@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

## 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.




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.

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