

HUNTERS[®]

HERE TO GET *you* THERE



Baldwin Avenue

Wigston, LE18 4LD

By Auction £146,000



*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £146,000 * BIDDING CLOSSES 20 DECEMBER AT 2.30PM * FEES APPLY *

Situated conveniently for local shops, schools and amenities is this traditional style extended mid-terraced home. The property benefits from having no upward chain, double glazing and gas central heating. This extended home would be ideal for first time buyers and investor looking for a rental property and comprises of an entrance hall, open plan living-dining room and modern fitted kitchen. Stairs lead up from the hall to the first floor where there are two double bedrooms and three piece bathroom suite. Externally the enclosed rear garden has a lawn with various trees and a garden shed.

To find out more about this home, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.



Entance hall
Double glazed door, radiator, stairs to first floor.

Living room 11'3" x 11'2" (3.43 x 3.41)
Double glazed window, feature fireplace and surround, radiator, opening to dining room.

Dining room 11'5" x 11'2" (3.48 x 3.42)
Under stairs storage cupboard, radiator, window, door to kitchen.

Kitchen 12'2" x 9'3" (3.72 x 2.82)
Double glazed windows, a range of modern style base units, worksurfaces, breakfast bar, space for washing and freestanding oven, radiator, stainless steel sink, double glazed door to garden

Bedroom One 11'3" x 11'1" (3.45 x 3.39)
Double glazed window, storage cupboard, radiator.

Bedroom two 11'1" x 10'0" (3.40 x 3.05)
Double glazed window, radiator.

Bathroom 8'3" x 7'11" (2.54 x 2.42)
Double glazed window, bath with shower over, wash hand basin, low level wc, radiator.

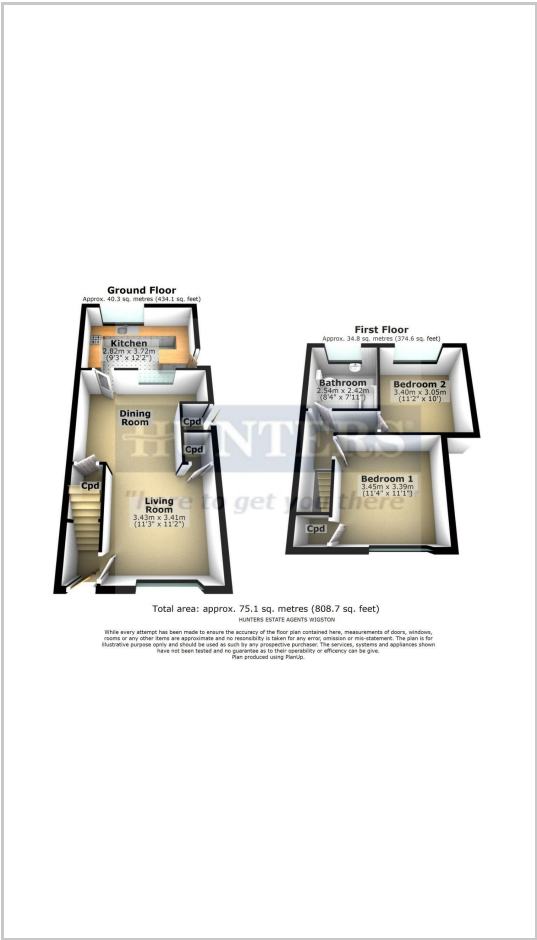
Garden
Lawn with various trees and plants.

Material Information - Wigston
Tenure Type; Freehold
EPC Rating D
Council Tax Banding; A

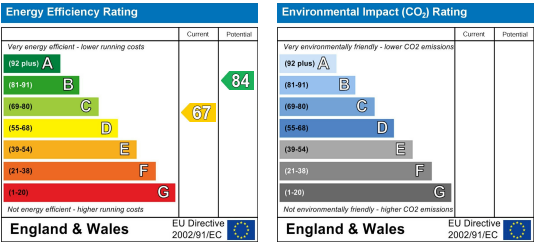
Area Map



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.