



## Harcourt Road, Wigston

- No upward chain
- Living room
- Three piece bathroom suite
- Off-road parking
- Local schools and amenities
- Two double bedrooms
- Kitchen
- Garden to rear
- Close to local shops

**£169,995**

**Tenure: Freehold**

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# Harcourt Road, Wigston

## DESCRIPTION

Nestled on the popular Harcourt Road in Wigston, this townhouse presents an excellent opportunity for both first-time buyers and investors looking for a financial investment. The property boasts two double bedrooms, providing ample space for relaxation. The inviting living room serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings in.

The kitchen is functional and offers a space for culinary pursuits, while the bathroom is conveniently located to serve the needs of the household. One of the standout features of this property is the garden to the rear, which offers an outdoor retreat for gardening enthusiasts, summer BBQ's or a play area for children.

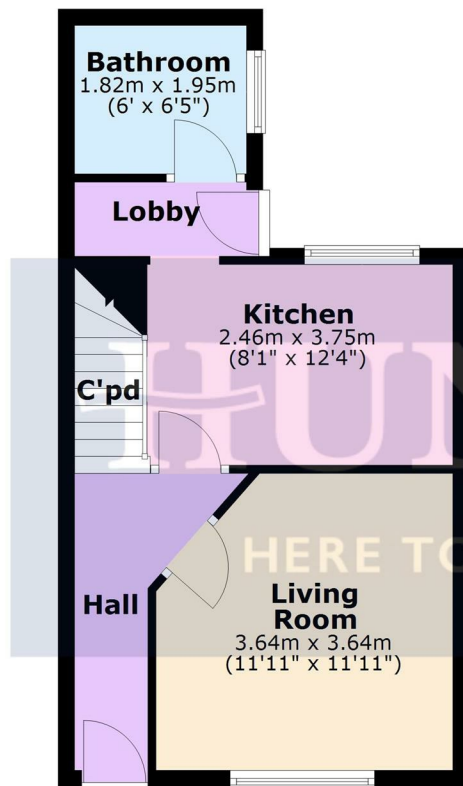
Additionally, the property benefits from off-road parking, ensuring convenience for residents and visitors alike. The absence of an upward chain simplifies the buying process, making this home an attractive option for those looking to move in swiftly.

Situated in a vibrant community, this townhouse is within easy reach of local shops, schools, and various amenities, catering to all your daily needs. With its appealing features and prime location, this property is not to be missed. Whether you are looking to settle down or invest, this townhouse on Harcourt Road is a wonderful choice.

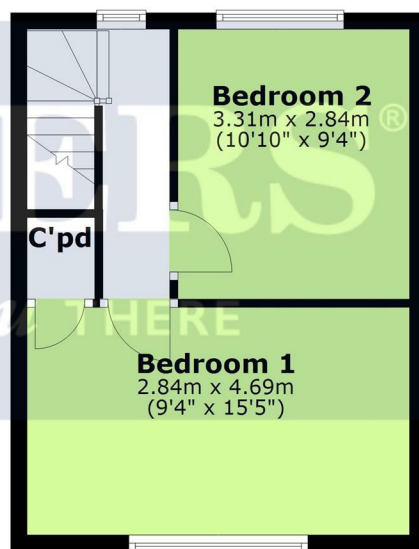
Call your local Hunters estate agents Wigston to find out more and arrange your viewing.



## Ground Floor



## First Floor



Total area: approx. 64.0 sq. metres (688.6 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 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.

## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax: A

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

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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

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