



## Baldwin Avenue, , Wigston, LE18 4LD

- Recently refurbished
- Two double bedrooms
- separate dining room
- Modern fitted bathroom suite
- Gas central heating and double glazing.
- No Upward chain
- Spacious living room
- Modern fitted Kitchen
- Generous garden to rear

**Offers In The Region Of £195,000**

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# Baldwin Avenue, , Wigston, LE18 4LD - Offers In The Region Of

## DESCRIPTION

Recently refurbished to a high standard is this lovely traditional style mid-terraced home that offers modern, contemporary living throughout.

This extended home is presented in move in condition and comprises of an entrance hallway with stairs to the first floor landing. a spacious living room with a door to the separate dining room, an opening from the dining area leads into the newly installed fitted kitchen with great views over the rear garden.

To the first floor are two generous double bedrooms with a newly installed modern three piece bathroom suite, including a shower over the bath.

Outside the rear garden has an array of mature plants and shrubs, some fruit trees. lawn and raised terrace seating area. The front garden has new paving slabs laid, which could be utilised as a parking space.

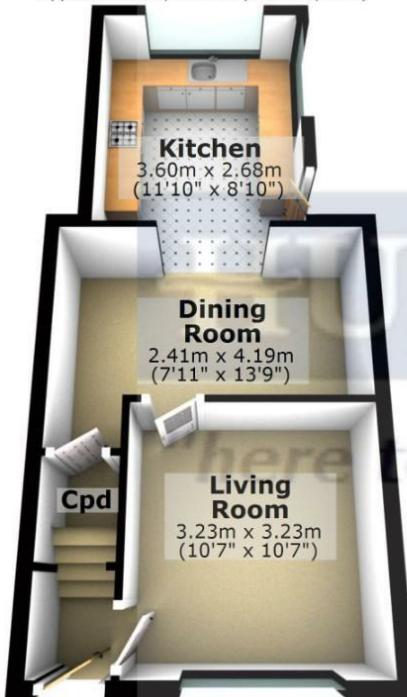
The home benefits from a new modern refurbishment, gas central heating and double glazing and having no upward chain.

To find out more about this lovely home, call your local Hunters estate agents Wigston on 01163660660 and arrange your early viewing to not miss out!





**Ground Floor**  
Approx. 40.9 sq. metres (439.9 sq. feet)



Total area: approx. 75.7 sq. metres (814.5 sq. feet)

HUNTERS ESTATE AGENTS WIGSTON While every attempt has been made to ensure the accuracy of the floor plan contained here, 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. The services, systems and appliances shown 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>



**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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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