



Gloucester Crescent, , Wigston, LE18 4YF

- NO UPWARD CHAIN
- LOUNGE-DINER
- SHOWER ROOM
- DRIVEWAY
- LOCAL SHOPS, SCHOOLS AND AMENITIES
- THREE BEDROOM SEMI-DETACHED HOME
- KITCHEN
- ENCLOSED GARDEN AND COURTYARD
- MODERNISATION PROJECT
- POPULAR RESIDENTIAL AREA

Offers Over £220,000



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DESCRIPTION

Situated in the heart of the popular Fairfield residential estate within Wigston is this three-bedroom semi-detached home that would benefit from internal modernisation.

The home is being sold with no upward chain and would be ideal for first time buyers and families looking to upsize to a larger home and to put their own stamp on.

The property comprises of a storm porch, entrance hallway, an open plan lounge-dining room with double glazed patio doors opening onto the courtyard, a kitchen with lobby to the rear, with storage area and double glazed door to side. Stairs from the hallway lead up to the first floor landing which gives access to all three bedrooms and the shower room, which has a double shower, wash hand basin and low level wc.

Outside, the property has an enclosed courtyard with hard standing and stone chip border with gated access to the main garden, which is mainly decorative stone with some privet edged borders and double gated access to the driveway.

The property benefits from gas central heating and double glazing and, in our opinion, is a must view to see the potential it has to offer.

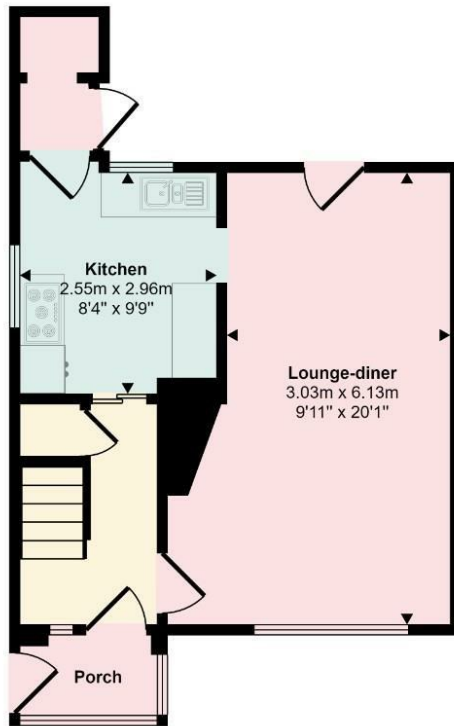
To find out more about this property, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.

** Please note Probate has been applied for on this property.

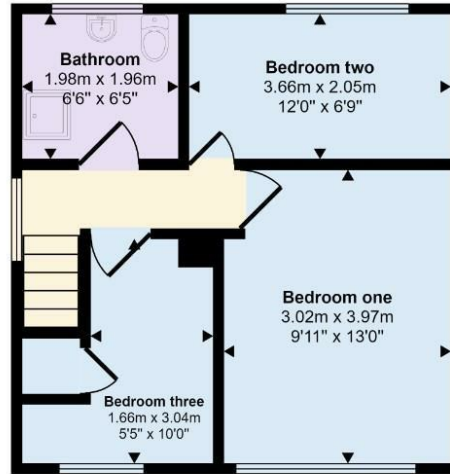




Approx Gross Internal Area
75 sq m / 806 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft



First Floor
Approx 35 sq m / 382 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

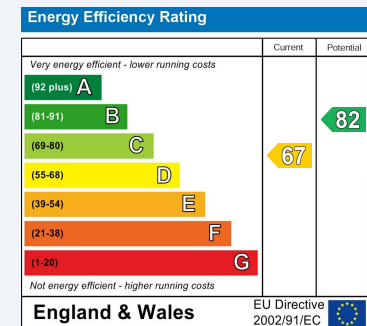
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.