



10 Burnham Close, Wigston, Leicestershire

Offers In The Region Of £200,000



- NO UPWARD CHAIN
 - LIVING ROOM
- ENCLOSED GARDEN
- TWO DOUBLE BEDROOMS
- LOCAL SHOPS, SCHOOLS AND AMENITIES

- OPEN PLAN KITCHEN-DINER
- MODERN BATHROOM SUITE
- PRIVATE RESIDENTS PARKING
 - GAS CENTRAL HEATING
 - CUL-DE-SAC

Nestled within a quiet cul-de-sac on the popular Little Hill residential area of Wigston you will find this lovely mid-townhouse. The home would be ideal for first time buyers or investors looking for a rental property and comprises of a porch, a living room with stairs leading to the first floor and an open plan fitted kitchen-diner. To the first floor are two good sized double bedrooms and modern fitted three piece bathroom suite with shower over the bath.

Externally the rear garden has a patio paving seating area with a garden path separated by edged borders. Gated access from the garden leads to the private residents car parking.

The home is being sold with the added benefit of having no upward chain and is conveniently located for access to local shopping, schools and amenities. To find out more about this home, call your local Hunters estate agents Wigston on 01163660660 to arrange your viewing.





Total area: approx. 73.6 sq. metres (792.0 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.



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		87
(81-91)	B		
(69-80)	C	66	
(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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