



Timber Street, , Wigston, LE18 4QG

- NO UPWARD CHAIN
- LIVING ROOM
- FAMILY BATHROOM WITH SEPARATE WC
- ENCLOSED GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- THREE BEDROOM SEMI-DETACHED HOME
- MODERN FITTED KITCHEN
- EN-SUITE CLOAKROOM
- LOCAL SHOPPING, SCHOOLS AND AMENITIES

Offers In The Region Of £210,000



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DESCRIPTION

Being sold with having no upward chain is this lovely semi-detached home that is positioned conveniently for access to the local schools, shopping, amenities and countryside.

The home comprises of an entrance hallway, a living room with feature fire place and under stairs storage cupboard, a modern fitted kitchen with breakfast bar and opening to the pantry/store room, a further door leads into the bathroom and a lobby to the rear with access to the garden and downstairs wc.

Stairs lead up from the hallway to the first floor landing, which gives individual access to all three bedrooms and bedroom one having a separate en-suite cloakroom.

Externally, the rear garden has a lawn with patio paving, decorative stone borders and gated access to the front.

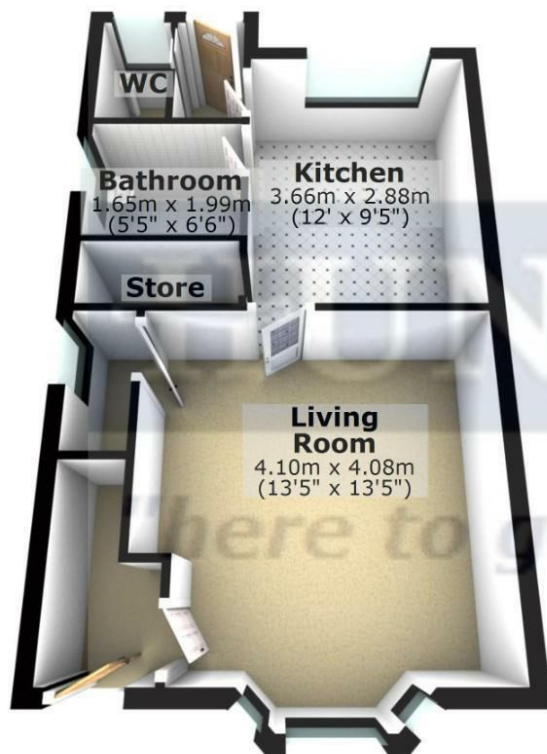
The home benefits from gas central heating and double glazing and viewing is highly recommended to appreciate the size and location it has to offer.

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

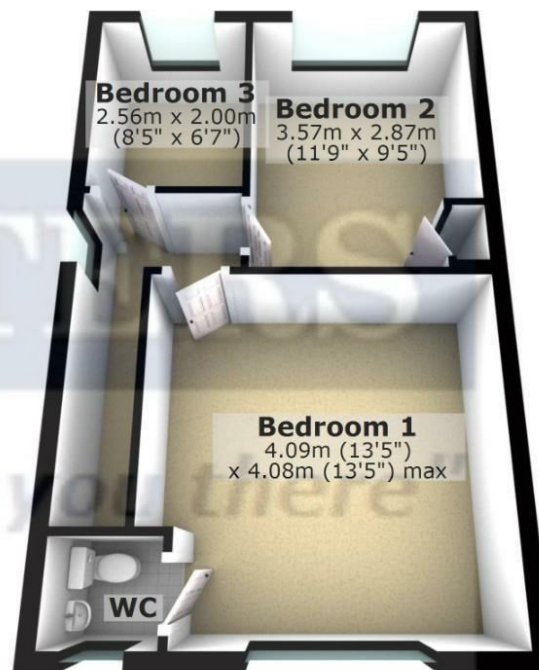




Ground Floor



First Floor



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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

HUNTERS
HERE TO GET *you* THERE



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