



6 Clifford Street  
, South Wigston, LE18 4SH  
**£180,000**



Superbly presented project in need of some finishing off & available with no upward chain. Extremely convenient for the main shopping parade, schools & leisure facilities. Easy access to city centre & Motorways

- Two Double Bedrooms
- No Upward Chain!
- Part Refurbished Property
- New Kitchen & Bathroom
- Enclosed Rear Garden Space
- Gas Central Heating & UPVC Double Glazing
- Close to Local Amenities
- Internet - see ofcom.org
- Council Tax Band A
- EPC Rating E



## THE ACCOMMODATION

Superbly presented project in need of some finishing off & available with no upward chain. Extremely convenient for the main shopping parade, schools & leisure facilities. Easy access to city centre & Motorways. The local railway station is just around the corner allowing travel into Leicester in approx. 8 minutes making this area an ideal commuter location.

Just a short walk from South Wigston's main thoroughfare and convenient for all of the town's shops and amenities with both primary and secondary schools just a short walk away, this 3 bedroom family home is available with no upward chain.

The property has been the subject of a comprehensive program of refurbishment but with some finishing off yet to be carried out by the new buyer. Standing behind a low brick wall with a small forecourt style front garden the front door opens into the front reception room with a bay window overlooking the front. A door leads through into the larger rear reception room with a window overlooking the rear garden, a staircase rising to the first floor and a door into the kitchen.

The kitchen has been re-fitted with a range of modern base units with a gas hob and electric cooker with space under the worktop for white goods. Some finishing off of the kitchen is required to ensure that it is fully functional.

A small lobby with a door into the garden leads into the refitted tiled family bathroom comprising a toilet, sink and modern bath with a shower over.

As with the kitchen, the bathroom may need some further inspection in order to ensure that it is complete.

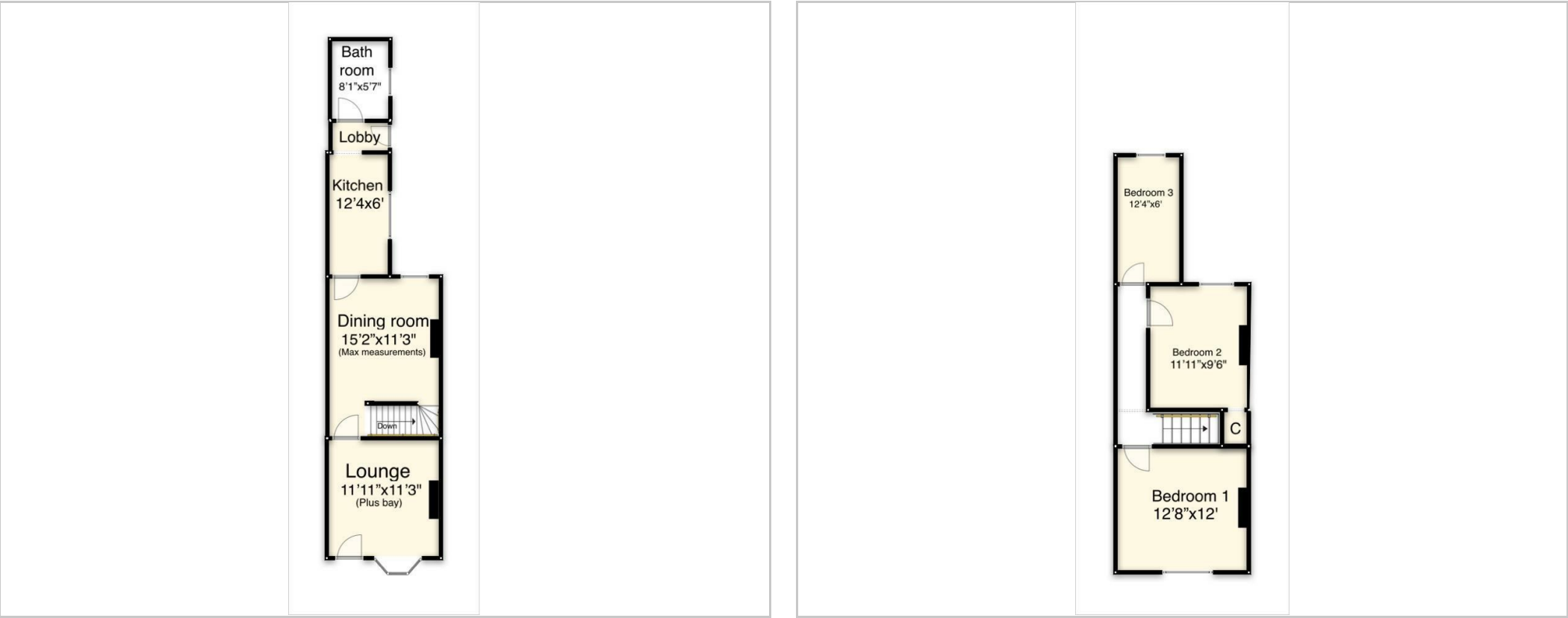
Upstairs, there are 3 well-proportioned bedrooms with bedroom 1 being a very spacious double room and a landing leading to bedroom 2, also being a double room with a good sized single room completing the first floor accommodation.

A gated entry leads from the front of the house into the generously sized rear garden.

An internal viewing of this property is highly recommended to appreciate the quality of the accommodation.



Floor Plans



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.



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Area Map



Energy Efficiency Graph

