



FOR SALE
Aston & Co
ESTATE & LETTING AGENTS
0116 288 3872

57 Bassett Street
, Wigston, LE18 4PE
£210,000

No Upward Chain! A Two bedroom semi detached home located in the popular area of South Wigston, within close proximity to many local amenities , local schools, fosse shopping park and the motorway network.

The property comprises; entrance hall with stairs in front, bay fronted lounge, open plan kitchen/diner space and a conservatory all on the ground floor. To the first floor are two double bedrooms and a fully fitted three piece bathroom suite.

At the rear of the property is a good size rear garden with a detached garage for storage purposes.

The property currently has a sitting tenant with a monthly income of £775. The property has the potential of a rental return of £1100 per calendar month.

- Two Double Bedrooms
- Semi Detached Home
- No Upwards Chain
- Open Plan Kitchen & Conservatory
- Close to Local Schooling
- Good Size Rear Garden & Garage Space
- Gas Central Heating & UPVC Double Glazing
- Close to Local South Wigston Train Station & Local Amenities
- Internet - Standard, Superfast & Ultrafast
- Council Tax Band B / EPC Rating D



Location

South Wigston is located approximately 3 miles south east of Leicester City Centre. The location is convenient for local shops, supermarket, train station, access to Leicester City Centre, Fosse Park Shopping Centre and the motorway network.

DRAFT DETAILS AWAITING VENDOR APPROVAL

Lounge

15'7 x 13'1 (4.75m x 3.99m)

Kitchen

16'3 x 10'4 (4.95m x 3.15m)

Conservatory

10'1 x 8'9 (3.07m x 2.67m)

Bedroom One

13'4 x 13'1 (4.06m x 3.99m)

Bedroom Two

10'4 x 10 (3.15m x 3.05m)

Bathroom

7'05 x 5'9 (2.26m x 1.75m)

Valuation?

Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.

Financial Services

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.

Disclaimer

The property currently has a sitting tenant. The tenant has been served a Section 21 notice to vacate the property to allow first time buyers or home movers to purchase the home. However, if an investor was willing to purchase the property, the tenant will be happy to stay. There are no arrears on account and the tenant has always paid on time.



Floor Plan



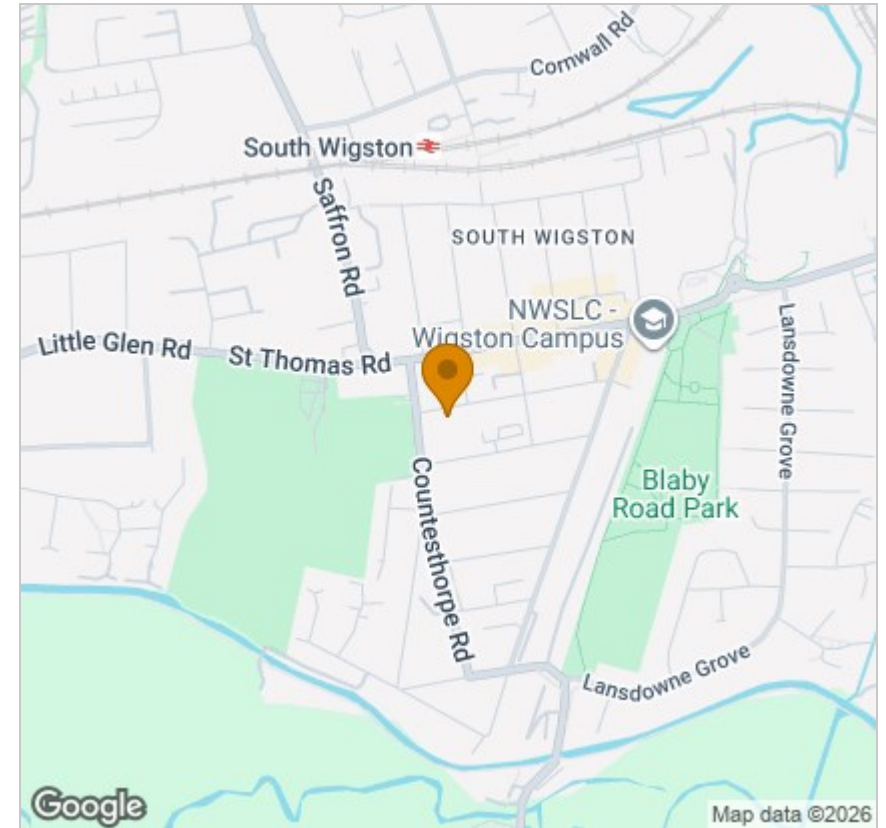
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

