



Matlock Avenue, Wigston, Leicestershire

TWO DOUBLE BEDROOMS | LIVING ROOM | KITCHEN-DINER | THREE PIECE BATHROOM SUITE WITH SHOWER OVER BATH | ENCLOSED REAR GARDEN | LOCAL SHOPS, SCHOOLS, COUNTRYSIDE AND AMENITIES

Asking Price: **£170,000**



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DESCRIPTION

Take a look at this well presented semi detached home, situated within a popular cul-de-sac in South Wigston and close to local shops, schools, countryside and amenities. This lovely home comprise of living room, open plan kitchen-diner, two double bedrooms, a three piece bathroom suite including shower over the bath and an enclosed garden to the rear which has a lawn and patio seating area. The front garden is gated with a lawn, a shrubbery border and pathway to the property. This property would be ideal for first time buyers and investors looking for a rental property. Call your local Hunters estate agents Wigston on 01163660660 to find out more and arrange your viewing.





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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			
		59	89

EU Directive 2002/91/EC



DISCLAIMER

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.

Ground Floor



First Floor



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.

Do you have a property
to sell or let?

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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OPENING HOURS

9am - 5.30pm Monday to Friday and
9am-2pm Saturday

