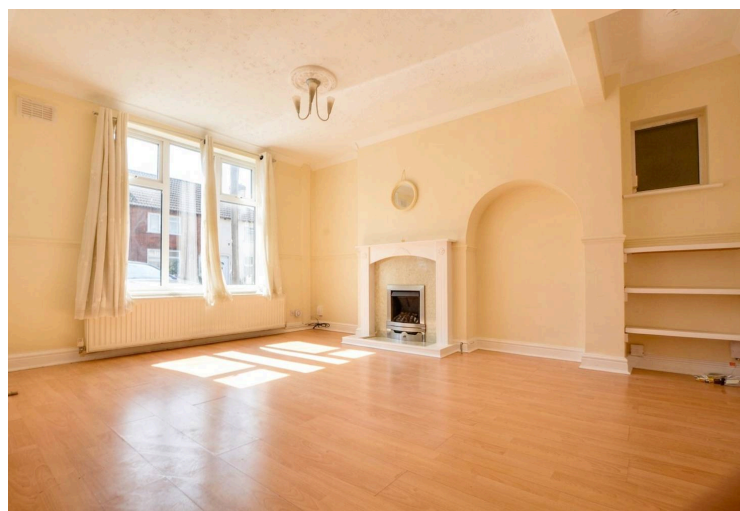




Arnold Avenue, Wigston

Offers Over £170,000 Freehold

Charming 2-bed Wigston townhouse with off-road parking, no chain, spacious living room, fitted kitchen, low-maintenance garden & great transport links. Ideal first-time purchase or investment!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Area / Entrance Lobby

Entered via a double-glazed door, with stairs rising to the first-floor landing and a door providing access through to the living room.

Reception Room

14' 9" x 14' 4" (4.50m x 4.37m)

A welcoming living room featuring a double-glazed window to the front elevation, wood-effect laminate flooring and a chimney breast incorporating a living flame gas fire with surround. Further benefits include coving to the ceiling, a TV point, a radiator and a door providing access to the kitchen.

Kitchen

14' 4" x 8' 1" (4.36m x 2.46m)

A well-appointed kitchen fitted with a range of wall and base units, complemented by granite-effect roll-edge laminate work surfaces incorporating a stainless steel sink and drainer with mixer tap. Further features include an inset four-ring gas hob and oven, space for a fridge freezer and a door providing direct access to the rear garden.



First Floor Landing

The first-floor landing provides access to the bedrooms and bathroom.

Bedroom One

14' 9" x 14' 4" (4.50m x 4.37m)

A well-proportioned principal bedroom featuring a double-glazed window to the front elevation, useful built-in storage cupboards and a radiator.

Bedroom Two

11' 5" x 8' 9" (3.47m x 2.67m)

A bright and well-proportioned bedroom featuring a double-glazed window to the rear elevation and a radiator.

Bathroom

8' 2" x 5' 1" (2.50m x 1.55m)

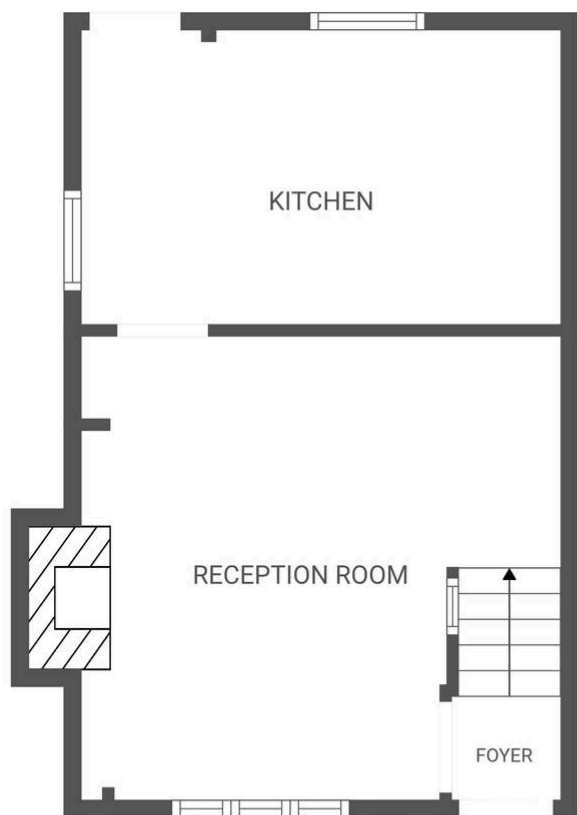
A well-appointed bathroom featuring a double-glazed window to the rear elevation. The suite comprises a bath with shower over and fitted shower screen, low-level WC and wash hand basin, complemented by tiled splashbacks and a radiator.

Rear Garden

Low-maintenance rear garden.

Driveway

Frontage is part car standing for two vehicles



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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