



Penzance Avenue, Wigston, Leicestershire. LE18 2HW

- Two Bedroom Semi Detached Bungalow
- Sought After Location In Wigston
- In Need Of Some Cosmetic Improvement And Refurbishment
- Entrance Porch, Entrance Hall, Living Room
- Kitchen Open To Dining Area
- Two Bedrooms, Family Shower Room/Wc
- Gas Fired Central Heating System
- Driveway Providing Car Standing , Garage, Rear Garden
- Offered With No Onward Chain
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Two bedroom semi detached bungalow in this sought after location in Wigston. The property whilst in need of some cosmetic improvements offers the ideal opportunity to put your own stamp on your new home. The property comprises of porch area, entrance hall, good size rear living room with open access to the dining area which in turn leads to a rear lean to giving access to the garden and also the kitchen area with fitted base and wall storage units. To the front of the property there are two bedrooms, the master bedroom is a good size and also benefits from fitted wardrobes. There is also a family shower room/wc. The property further benefits from gas fired central heating system. Externally to the front is a gravel display area, side driveway providing ample car standing and leading to the single garage with up/over door. The rear garden has a lawn area with fence surround. Early viewing comes recommended. EPC rating is C and Council tax is band C.



ROOM DESCRIPTIONS

Porch Area

Entrance Hall

Living Room

14' 10" x 9' 9" (4.52m x 2.97m)

Dining Area

9' 4" x 6' 1" (2.84m x 1.85m)

Kitchen

11' 4" x 9' 6" max into rec (3.45m x 2.90m)

Bedroom

12' 4" to back of robes x 10' 9" (3.76m x 3.28m)

Bedroom

9' 1" plus rec x 8' 6" (2.77m x 2.59m)

Shower Room/Wc

External

Garage

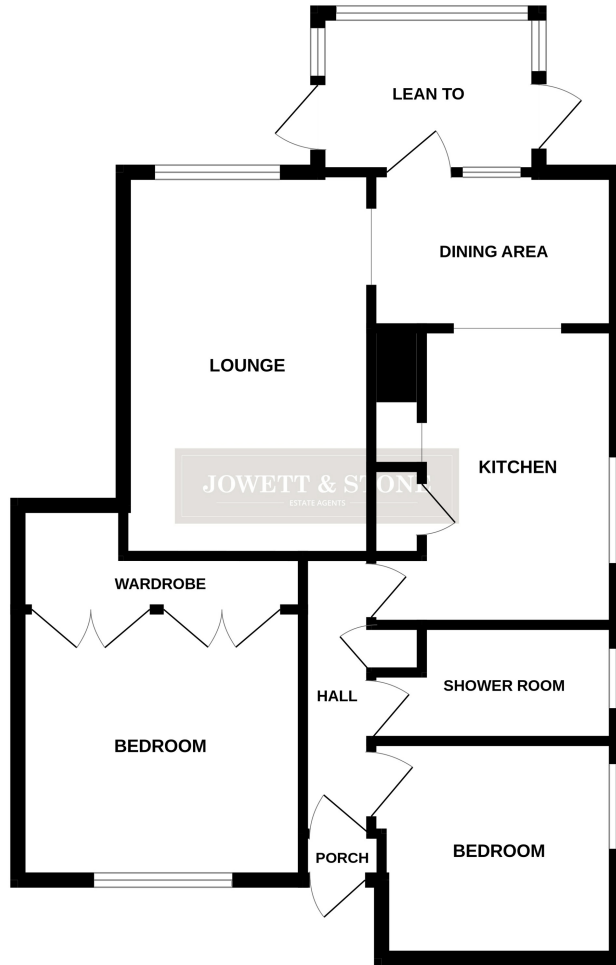
17' 3" x 8' 1" (5.26m x 2.46m)

Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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