



76 Bassett Street, Wigston, Leicestershire. LE18 4PE

- Two Bedroom Mid Terrace Property
- Ideal First Time or Investment Buy
- Front And Rear Reception Rooms, Kitchen, Ground Floor Bathroom
- Landing, Two Double Bedrooms
- Gas Fired Central Heating System
- Double Glazing
- Rear Garden Area
- Offered With No Onward Chain, Early Viewing Recommended
- EPC Rating D & Council Tax Band A



PROPERTY DESCRIPTION

Two bedroom mid terrace property located in the popular location of South Wigston. Ideal first time buy or investment purchase. Early viewing is highly recommended to avoid disappointment . The property comprises of an open plan front and rear reception room with central stairs leading to the first floor accommodation, rear kitchen area fitted with base and wall units and having side elevation window, there is a rear lobby with a side door leading to the garden and also access to the ground floor family bathroom. To the first floor the landing gives access to the two good size double bedrooms with the rear bedroom further benefitting from built in store. The property has gas fired central heating and double glazing. Externally the rear garden has a gravel patio area, lawn and fenced sides, there is a shared side access leading to the front. EPC rating D and Council tax is band A.



ROOM DESCRIPTIONS

Front Reception Area

11' 4" x 11' 1" into rec (3.45m x 3.38m)

Rear Reception Area

11' 5" x 11' 1" into rec (3.48m x 3.38m)

Kitchen

8' 11" x 5' 11" (2.72m x 1.80m)

Rear Lobby

Ground Floor Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

Landing Area

Bedroom

12' 7" x 11' 5" into rec (3.84m x 3.48m)

Bedroom

12' 7" x 11' 5" into rec (3.84m x 3.48m)

External

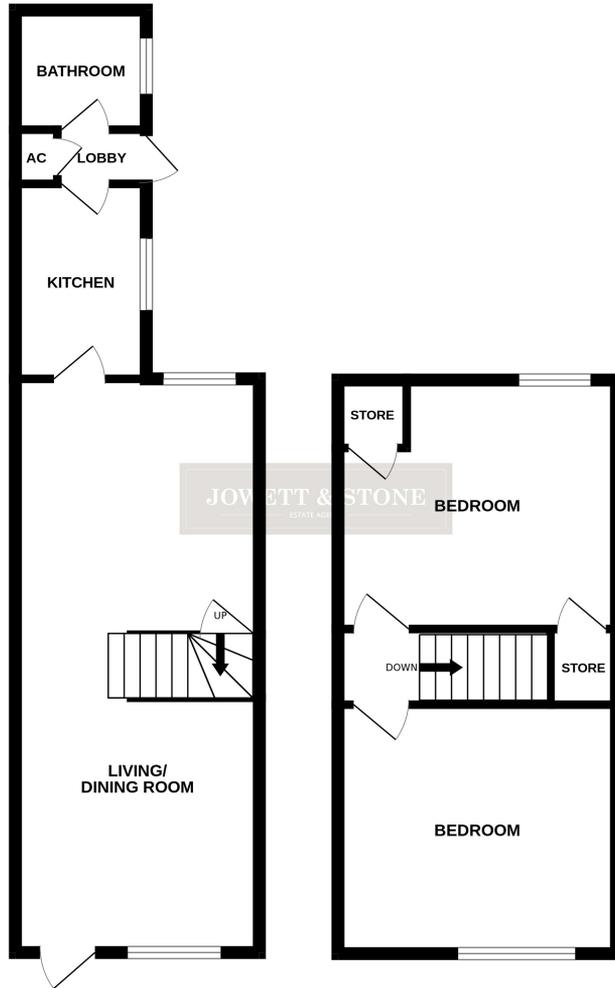
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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 | | 89 |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (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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