

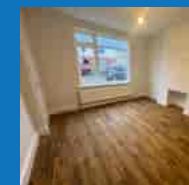
TO  
LET



6 Tansley Avenue, Wigston, Leicestershire LE18 4ND

£1,050 pcm

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## PROPERTY DESCRIPTION

Outstanding Rental! - This mid town house has been recently upgraded to a high standard and has outstanding accommodation comprising, entrance hall, lounge, re-fitted kitchen, first floor landing, two great sized bedrooms, and re-fitted family bathroom. The property has been taken back to brick and completely modernised with off road parking to the front, majority UPVC double glazing, gas fired central heating to radiators and gardens to the rear. Internal viewing comes highly recommended.

## POINTS OF INTEREST

- *Mid Town House*
- *Two Bedrooms*
- *Lounge*
- *Re-Fitted Kitchen*
- *Re-Fitted Shower Room*
- *ORP*
- *Gardens*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the front aspect, laminate flooring and stairs to first floor landing.

#### Lounge

11' 2" x 10' 5" (3.40m x 3.17m) UPVC double glazed window to the front aspect, laminate flooring and radiator.

#### Re-Fitted Kitchen

11' 3" x 10' 3" (3.43m x 3.12m) UPVC double glazed window / door to the rear aspect, being re-fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, fridge/freezer, ceiling spot lights, under stairs cupboard, built in pantry and vertical radiator.

### First Floor

#### First Floor Landing

Loft access.

#### Bedroom One

15' 3" x 11' 2" (4.65m x 3.40m) Two UPVC double glazed window to the front aspect, over stairs cupboard and radiator.

#### Bedroom Two

11' 3" x 8' 1" (3.43m x 2.46m) UPVC double glazed window to the rear aspect, feature fireplace and radiator.

#### Re-Fitted Bathroom

8' 5" x 5' 10" (2.57m x 1.78m) UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over, ceiling spot lights and heated towel rail.

#### Front Garden

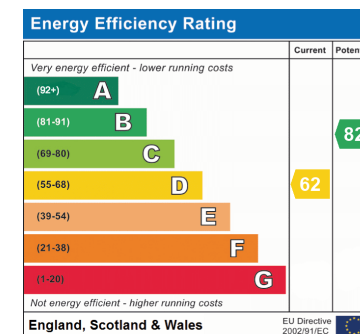
To the front of the property there is off road parking.

#### Rear Garden

To the rear of the property there are good sized gardens with patio area and side access.

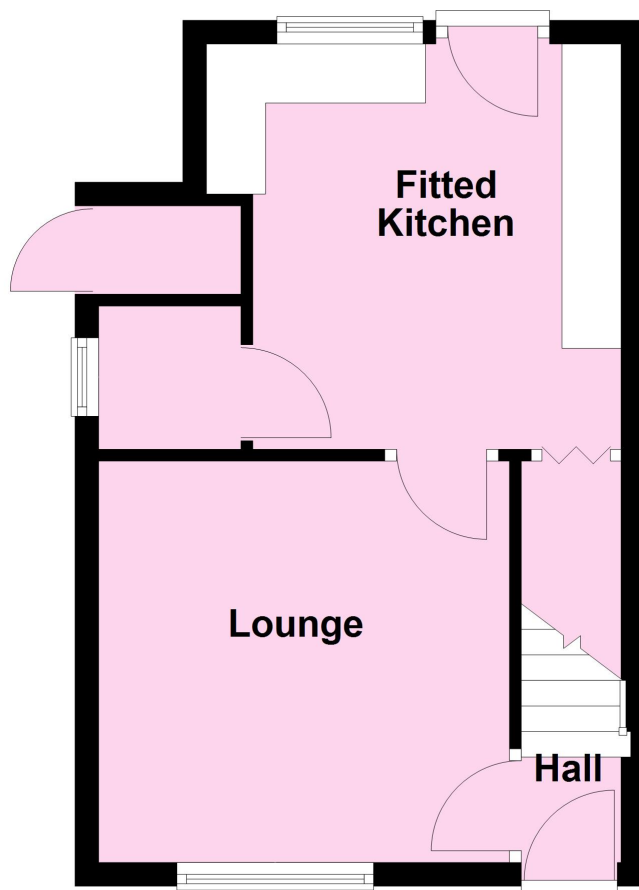
#### Additional Notes:

Council tax band A (Oadby & Wigston District Council)  
Standard Brick Construction / Tiled Roof  
Connected to mains gas/water/electric/sewerage  
Multiple Choice for Broadband/phone signal  
No flood risks that we are aware of



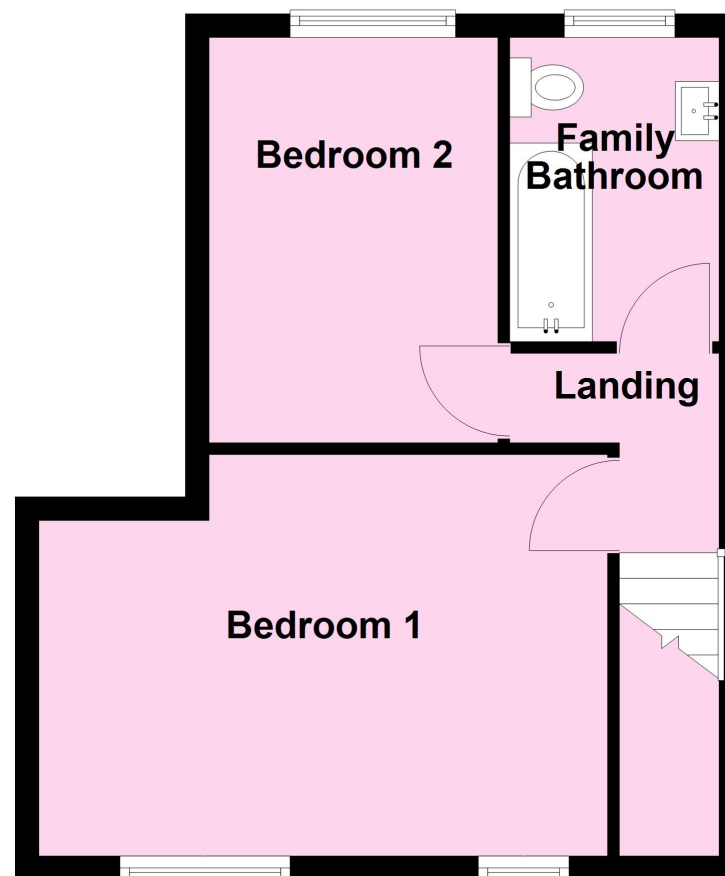
## Ground Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



## First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



**Total area: approx. 63.3 sq. metres (681.7 sq. feet)**

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