

FLOOR PLAN

DIMENSIONS

Entrance Hall

Living Room
 11'00 x 10'03 (3.35m x 3.12m)

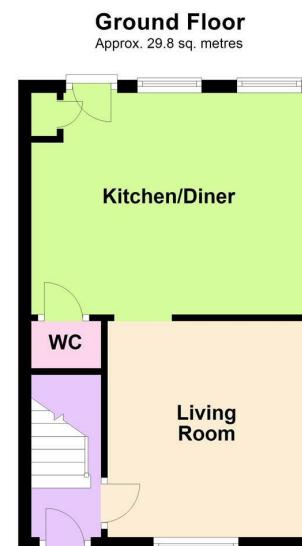
Open Plan Kitchen Diner
 11'04 x 14'03 (3.45m x 4.34m)

Downstairs WC

Bedroom One
 11'02 x 11'09 (3.40m x 3.58m)

Bedroom Two
 10'00 x 8'11 (3.05m x 2.72m)

Family Bathroom



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR

Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.

Call us on 0116 2811 300 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied

on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current

condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

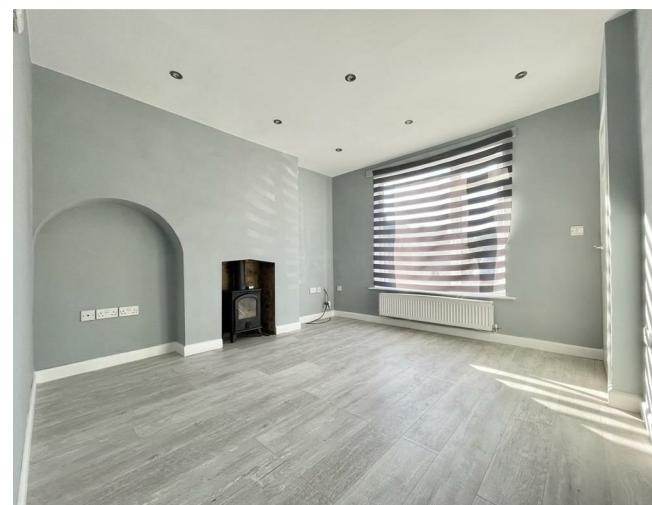
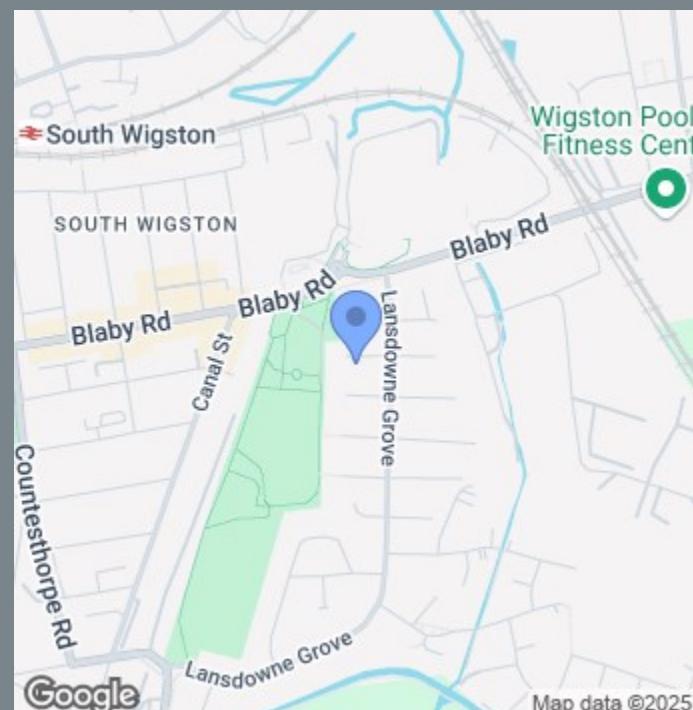
1 Chatsworth Avenue, South Wigston, LE18 4LF

£190,000

OVERVIEW

- Two Double Bedrooms
- Family Bathroom
- Downstairs WC
- Large Kitchen Diner
- Driveway For Two Cars
- Great First Time Buy
- Viewings Advised
- EPC Rating - D
- Council Tax Band - A
- Freehold Property

LOCATION LOCATION....



THE INSIDE STORY

Step into this beautifully presented two-bedroom end-terrace home, designed for modern living and comfort. The inviting lounge features a cosy log burner, creating a warm and welcoming atmosphere. The contemporary open-plan kitchen diner provides ample space for a family dining table, making it the perfect spot for entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find two spacious double bedrooms, with the main bedroom benefiting from a fitted cupboard for extra storage. The stylish family bathroom adds a touch of elegance to the home.

Outside, the property boasts a secure rear garden, ideal for relaxing or hosting gatherings, along with off-road parking for two vehicles. Conveniently located close to local amenities, schools, and transport links, this home is perfect for first-time buyers, small families, or investors.

Don't miss out on this fantastic opportunity—arrange a viewing today!

