



Asking Price £225,000

Pullman Road, Wigston, LE18 2DA

- Semi Detached Property
- Lounge
- Downstairs Bathroom
- En-suite Shower Room to Main Bedroom
- Freehold
- Three Double Bedrooms
- Dining Kitchen
- Conservatory
- No Chain
- EPC Rating D / Council Tax Band B



A great opportunity to purchase this spacious THREE DOUBLE BEDROOM semi detached home in WIGSTON.

The property benefits from having a DINING KITCHEN a CONSERVATORY, and an EN-SUITE SHOWER ROOM to the main bedroom.

There is a GOOD SIZED REAR GARDEN and the home is being offered for sale WITH NO UPPER CHAIN.

Located within easy reach of local schools, shops, supermarkets, and leisure facilities and Leicester City Centre.

ENTRANCE HALL

Front door, meter cupboard, coving, door into,



RECEPTION ONE

17'1" x 13'5" (5.23 x 4.11)

Open fireplace, radiator, open plan staircase rising to first floor, double glazed bay window to front aspect.



OTHER ASPECT



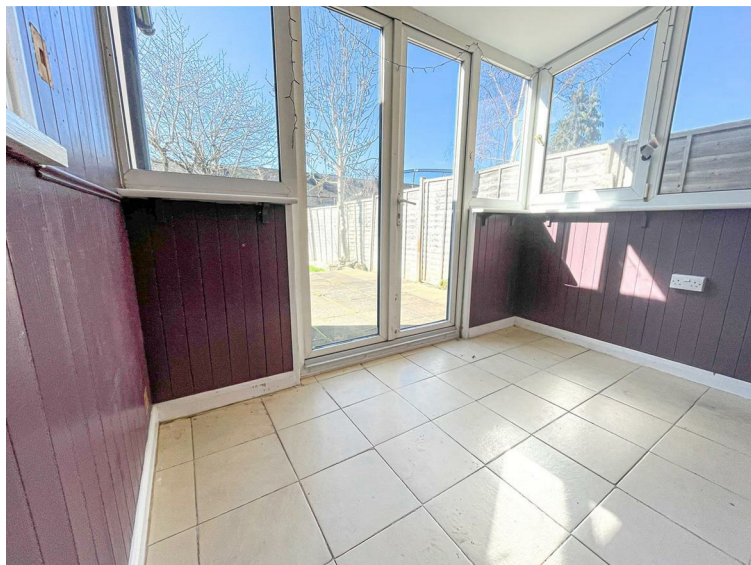
DINING KITCHEN

17'1" x 11'5" (5.21 x 3.48)

Fitted units with worktops, sink with drainer, boiler, freestanding electric cooker, extractor, plumbing for washing machine, part tiled walls, spot lights, radiator, frosted double-glazed window to side aspect, door and window to rear aspect, door into,



OTHER ASPECT



CONSERVATORY

9'3" x 5'8" (2.83 x 1.74)

Power, tiled floor, double glazed windows to rear and side aspects, pair of double glazed doors to rear elevation leading into garden.

LANDING

Access to loft, radiator, frosted double glazed window to side aspect.



INNER HALL

Built in cupboard, window to side aspect, door into,

BATHROOM

8'3" x 6'8" (2.52 x 2.05)

Bath. low level W/C, pedestal wash hand basin, radiator, extractor, built in cupboard, part tiled walls, frosted double glazed window to rear aspect.



BEDROOM ONE

14'0" x 13'5" (4.27 x 4.10)

Coving, radiator, double glazed window to front aspect.



EN-SUITE SHOWER ROOM

7'3" x 4'7" (2.21 x 1.42)

Shower cubicle with electric shower, low level W/C, pedestal wash hand basin, built in cupboard, extractor, frosted double glazed window to side aspect.



BEDROOM THREE

8'4" x 8'3" (2.55 x 2.54)

Built in cupboard, radiator, double glazed window to rear aspect.



BEDROOM TWO

11'4" x 10'9" max reducing to 8'4" (3.47 x 3.30 max reducing to 2.55)

Radiator, double glazed window to rear aspect.



OUTSIDE

Good sized rear garden with paved seating area, mainly laid to lawn, gate to front aspect.

To the front of the property is a paved frontage with a brick wall.



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must

not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	60	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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THINKING OF SELLING?

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- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

