SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £180,000

Bull Head Street, Wigston, LE18 1PB

- Mid Terrace House
- Lounge
- Conservatory
- Parking to Rear
- Freehold / No Chain
- Two Bedrooms
- Dining Kitchen
- Bathroom
- Garden
- EPC C / Council Tax Band B



barkers1985.co.uk

79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A Great Starter Home.

Well Presented TWO BEDROOM terraced house in WIGSTON.

The property briefly comprises of a lounge, DINING KITCHEN and CONSERVATORY on the ground floor.

On the first floor there are TWO BEDROOMS and a bathroom.

There is a PRETTY COURTYARD GARDEN with OFF STREET PARKING to the rear.

Offered for sale with NO UPPER CHAIN and just a short walk from Wigston town centre.



RECEPTION
13'11" max x 13'7" max (4.26 max x 4.16 max)
Double glazed front door, wall mounted electric heater, electric fireplace, radiator, staircase rising to first floor, double glazed window to front aspect, door into kitchen.



OTHER ASPECT



DINING KITCHEN
13'11" x 7'9" (4.25 x 2.37)

KITCHEN AREA
Fitted units with worktops and tiled splashback, sink with drainer, gas cooker extractor above, plumbing for dishwasher, tiled floor, pair of double glazed doors to rear opening into the conservatory.





DINING AREA
Space for fridge freezer, radiator, tiled floor, double glazed door to rear aspect leading onto garden.

BEDROOM ONE
10'10" x 8'11" (3.31 x 2.73)
Built in cupboards, stripped floor boards, radiator, two double glazed windows to front aspect.





CONSERVATORY
6'7" x 5'8" (2.02 x 1.73)
Wall mounted electric heater, tiled floor, double glazed window to side aspect and sliding double glazed patio doors to rear elevation leading into garden.

BEDROOM TWO
9'5" x 7'11" into wardrobes (2.88 x 2.43 into wardrobes)
Fitted wardrobes with sliding mirrored doors, stripped floor boards, radiator, double glazed window to rear aspect.

LANDING
Access to loft.





BATHROOM
6'5" x 5'9" (1.98 x 1.76)
Low level W/C, bath with shower attachment, pedestal wash hand basin, heated towel rail, part tiled walls, tiled floor, frosted double glazed window to rear aspect.

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





OUTSIDE
Block paved courtyard garden

With off road parking to the rear

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.

MORTGAGES

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

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

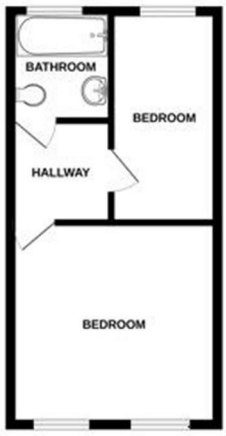
Hours of Business:

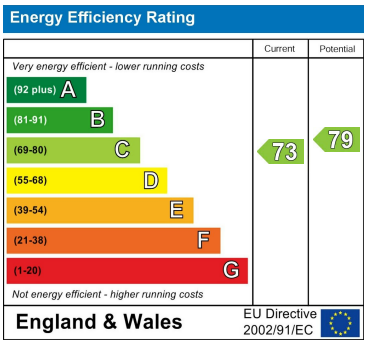
Monday to Friday 9am -5pm

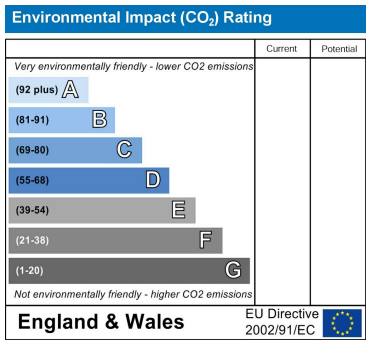
Saturday 9am - 4pm











AML DISCLAIMER

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



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THINKING OF SELLING?



WE OFFER THE FOLLOWING:

- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- 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

