



READINGS

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Waterloo Crescent Wigston, Leicester, LE18 3QJ

A three-bedroom semi-detached house offered for sale with no onward chain on Waterloo Crescent in Wigston. This property presents a fantastic opportunity for anyone looking to create a beautiful family home, as it is in need of some updating.

As you enter the property, you are greeted by an entrance hall, leading to two well-proportioned reception rooms. The living room offers a cosy retreat, while the rear reception room presents an ideal space for family meals or entertaining guests. The kitchen could also be relocated to this room for those wanting a dining kitchen. There is a small kitchen to the rear of the house and a downstairs toilet.

Upstairs, the property features three bedrooms, providing ample space for a growing family and a family bathroom completes the accommodation on this floor.

The property boasts a generously sized rear garden, offering ample space for outdoor activities and relaxation. A driveway provides convenient off-street parking.

Located in a sought-after area of Wigston, the property offers easy access to a range of local amenities, including shops, restaurants, and good schools. With a bit of TLC, this property could be transformed into a beautiful family home.

In summary, this is an excellent opportunity to acquire a three-bedroom semi-detached house with plenty of scope to add value through modernisation. A viewing is highly recommended to appreciate the property's potential, so book yours today to avoid disappointment! Council tax band C.

£210,000

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Waterloo Crescent

Wigston, Leicester, LE18 3QJ



- Semi detached house
- Kitchen
- Bathroom
- No chain
- Entrance hall
- Downstairs WC
- Driveway
- Two reception rooms
- Three bedrooms
- Generous rear garden

Entrance hall

Lounge

Sitting/dining room

Kitchen

Downstairs WC

Landing

Bedroom one

Bedroom two

Bedroom three

Bathroom

Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to

be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Consumer Protection Legislation

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate

these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Anti Money Laundering

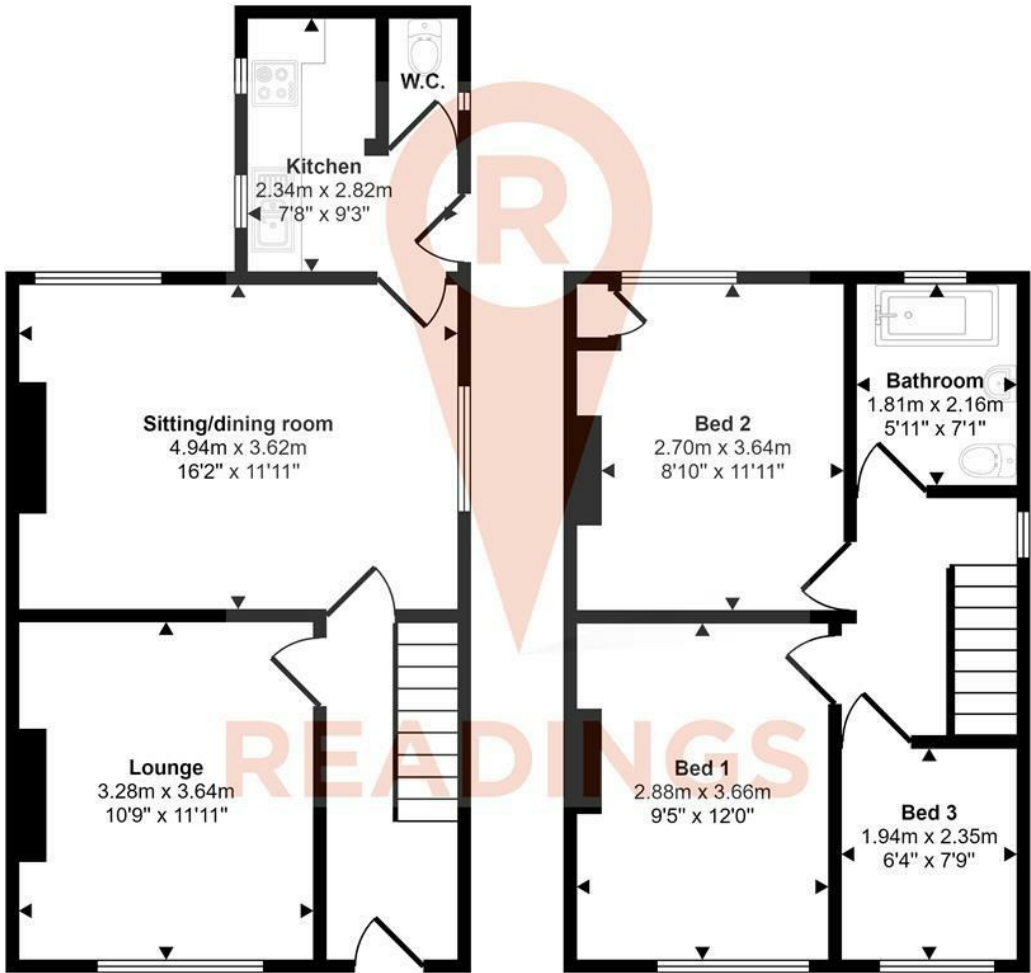
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.





Floor Plan

Approx Gross Internal Area
81 sq m / 872 sq ft



Ground Floor
Approx 44 sq m / 475 sq ft

First Floor
Approx 37 sq m / 397 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bath are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC