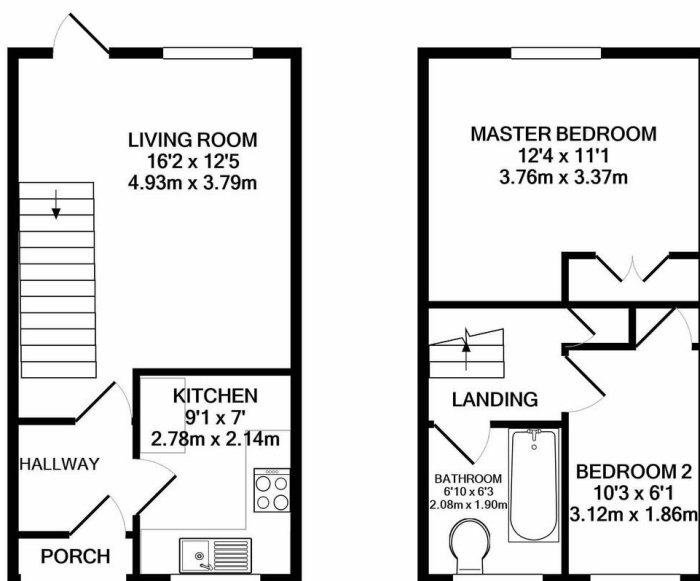




FOR SALE

2 Bed Semi-Detached House in Forryans Close, Wigston
£225,000

*** No Chain *** This well maintained two bedroom semi detached is pleasantly situated within the highly sought after location of Wigston Harcourt. The accommodation comprises of main entrance hall, living room, fitted kitchen, landing to two bedrooms, bathroom, front and rear landscaped gardens and ample off road parking.



GROUND FLOOR
APPROX. FLOOR
AREA 288 SQ.FT.
(26.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)

PHILLIPS GEORGE LTD
TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Two Bedrooms
- Semi Detached Home
- Sought After Location
- Ideal First Time Buy
- Potential To Extend (STPP)
- Well Maintained Throughout
- Off Road Parking Space

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

