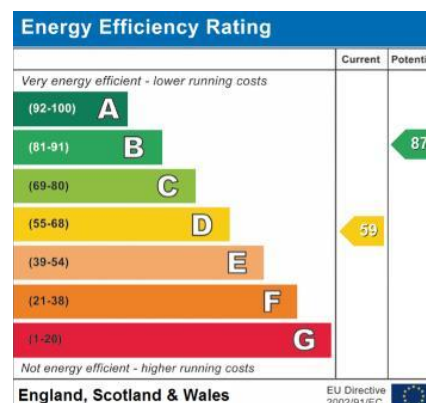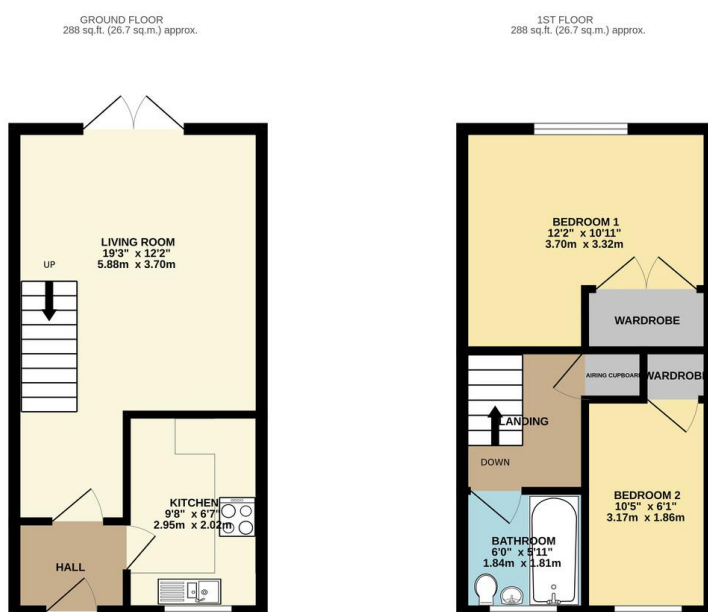# Phillips George

FOR SALE

2 Bed Town House in Herrick Way, Wigston LE18 3LR
£210,000

An immaculately presented two bedroom mid townhouse, ideally situated in the highly sought after Wigston Harcourt estate and offered chain free. This delightful home boasts a beautifully refurbished kitchen and bathroom, offering modern and stylish living throughout. The property features two bedrooms, landscaped front and rear gardens, and the added benefit of additional off road parking to the corner. For more information or to arrange a viewing, please contact Phillips George.

Phillips George

GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.

1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.

LIVING ROOM
19'3" x 12'2"
5.88m x 3.70m

UP

KITCHEN
9'8" x 6'7"
2.95m x 2.02m

HALL

BEDROOM 1
12'2" x 10'11"
3.70m x 3.32m

WARDROBE

AIRING CUPBOARD **WARDROBE**

LANDING

DOWN

BEDROOM 2
10'5" x 6'1"
3.17m x 1.86m

BATHROOM
6'0" x 5'11"
1.84m x 1.81m

TOTAL FLOOR AREA : 575 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating

- Mid Town House
- Modern Property
- Two Bedrooms
- Immaculately Presented
- Refitted Kitchen
- Refurbished Bathroom
- No Upward Chain
- Landscaped Gardens

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.

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