



36 Pochins Close, Wigston

£220,000 Freehold

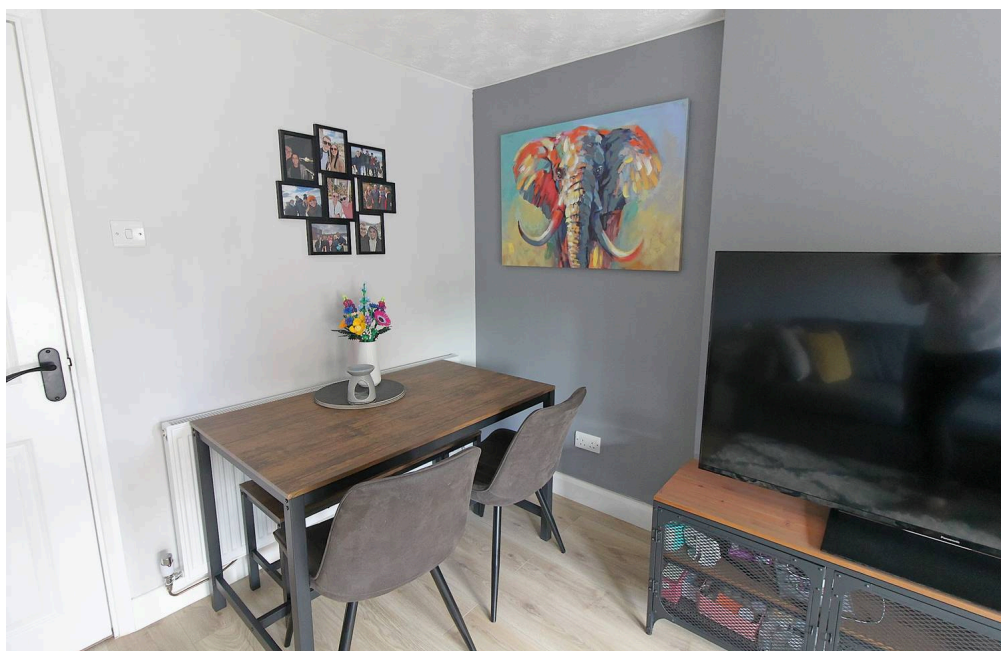
Mid Town House • Two Double Bedrooms • Well Presented • Garage In Block • Low Maintenance Rear Garden • Popular Location • Ideal FTB • Call To View

Immaculate mid town house for sale in Wigston. The property has easy access to bus routes, popular schools and other local amenities. Comprises entrance hall, kitchen, lounge diner, two double bedrooms, bathroom, rear garden and garage in a block. Council Tax band: B

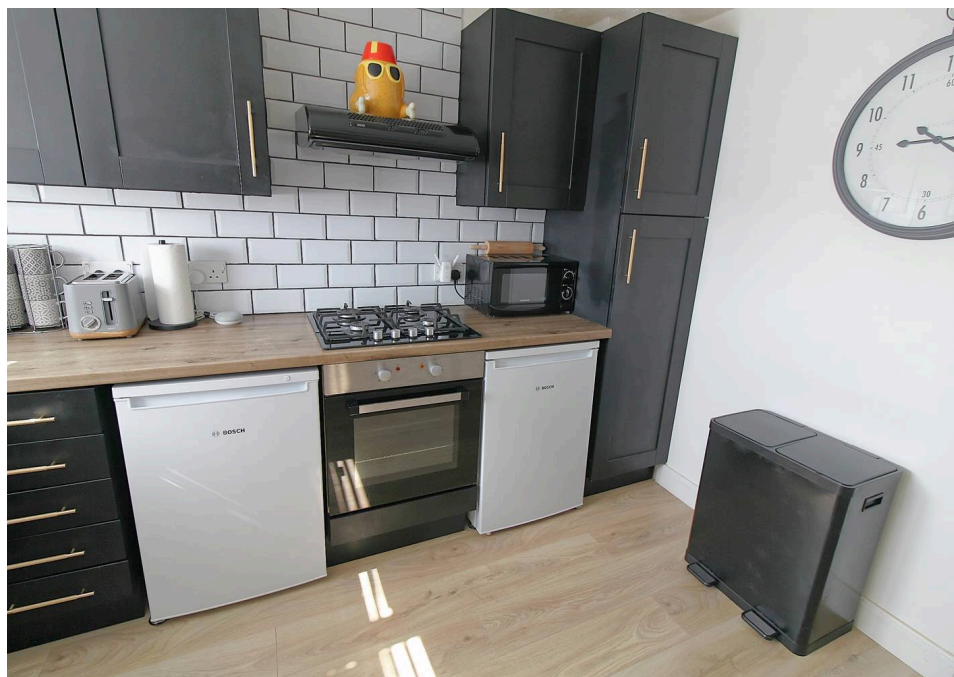
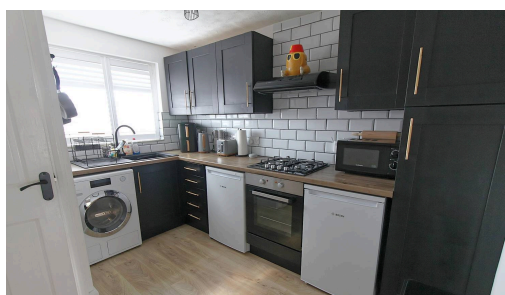
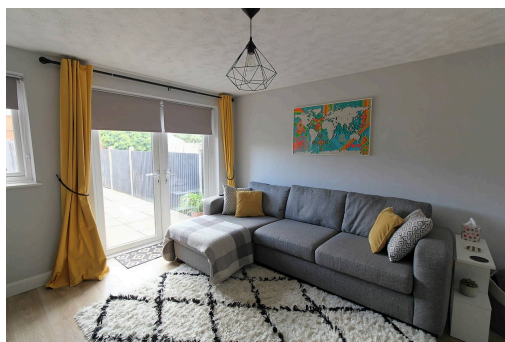
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



- Mid Town House
- Two Double Bedrooms
- Well Presented
- Garage In Block
- Low Maintenance Rear Garden
- Popular Location
- Ideal FTB
- Call To View



Entrance Hall

3' 8" x 5' 9" (1.12m x 1.75m)

With stairs off to the first floor

Kitchen

8' 8" x 10' 11" (2.64m x 3.33m)

Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, plumbing for washing machine, tiled splash backs, gas hob, electric cooker and extractor hood and window to the front elevation.

Lounge Diner

13' 9" x 11' 9" (4.19m x 3.58m)

With French doors to the rear garden, under stairs storage cupboard and radiator

Landing**Bedroom**

9' 2" x 11' 8" (2.79m x 3.56m)

With window to the rear elevation and radiator.

Bedroom

8' 9" x 8' 7" (2.67m x 2.62m)

With built in wardrobe, storage cupboard, radiator and window to the front elevation

Bathroom

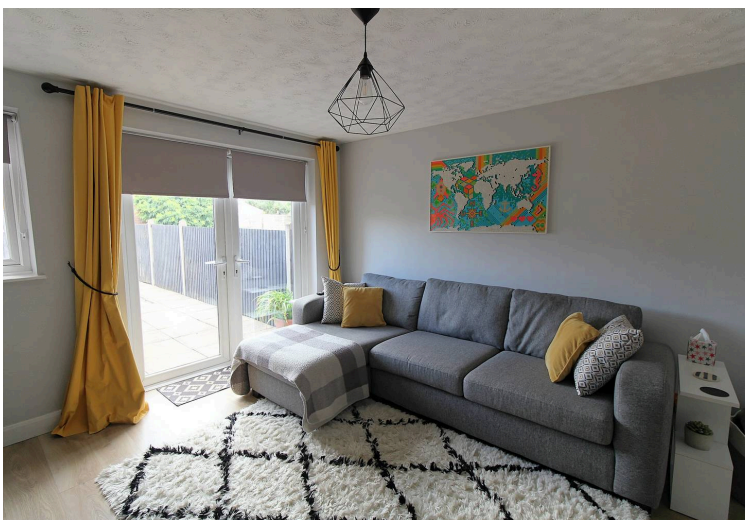
6' 6" x 5' 7" (1.98m x 1.70m)

Being fully tiled and comprising panelled bath with shower over, wash hand basin, low flush w.c. and heated towel rail.

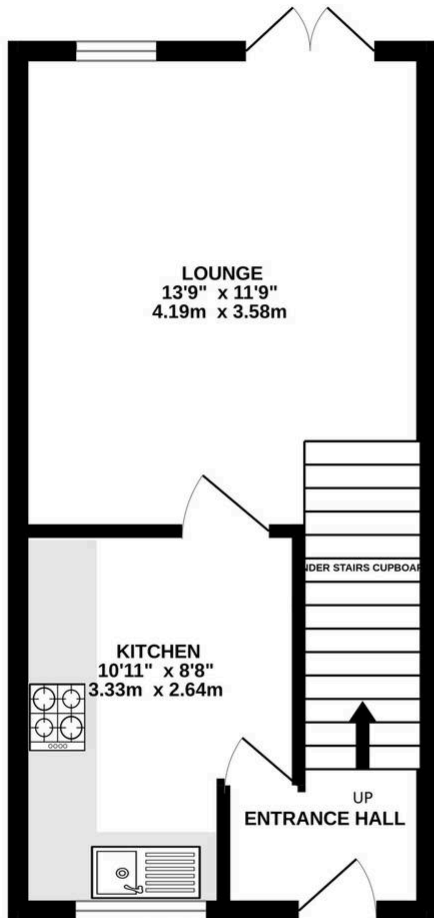


GARDEN

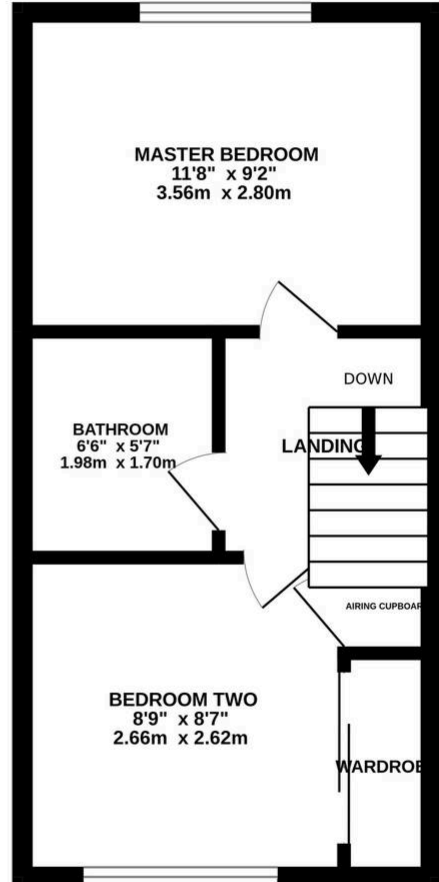
The rear garden is low maintenance with a pebbled and paved areas. There is a fenced surround and gated access to the rear. The garage sits in a block to the rear of the property and has a parking space in front of the garage.



GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 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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