



18 Glamorgan Avenue, Wigston

£239,950 Freehold

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

**Phillips
George**



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- Offered Chain Free
- Fitted Bathroom
- Two Bedroom Semi Detached Bungalow
- Two Good Size Bedrooms
- Landscaped Low Maintenance Garden
- Pleasantly Set Back From Main Road
- Off Road Parking
- Fitted Kitchen With Ample Storage
- Well Presented Throughout
- Contact Phillips George To View



ENTRANCE HALLWAY

Accessed via a double glazed door to the side, the entrance hallway provides a welcoming introduction to the home, offering ample built-in storage, a radiator, and access to the loft space. The hallway also houses the electric meters and leads through to the principal accommodation.

LOUNGE

Dimensions: 14' 7" x 11' 2" (4.44m x 3.4m). A bright and spacious reception room measuring approximately 12'3" x 15'4", featuring a double glazed bay window to the front elevation and an additional double glazed window to the side, allowing for an abundance of natural light. The room is finished with carpet flooring and a radiator, creating a comfortable and inviting living space.

KITCHEN

Dimensions: 10' 1" x 8' 76" (3.07m x 4.37m). Fitted with a range of wall and base units, the kitchen offers work surfaces, a sink and drainer, and space for a cooker with extractor over. There is plumbing and space for an undercounter fridge and freezer, along with double glazed windows to both the side and rear aspects and a radiator.

UTILITY / LEAN-TO

An extended lean-to measuring approximately 9'5" x 3'1", providing additional work surface space and plumbing for a washing machine. A double glazed door leads directly out to the rear garden.

PRINCIPAL BEDROOM

Dimensions: 12' 2" x 11' 9" (3.71m x 3.58m). Featuring a double glazed window to the front elevation, a radiator, and fitted storage space. Finished with carpeted flooring.

BEDROOM TWO

Dimensions: 11' 1" x 8' 8" (3.38m x 2.64m). With a double glazed window overlooking the rear garden, a radiator, carpeted flooring, and fitted storage.

BATHROOM

Comprising a three-piece suite including a panelled bath with shower over, low-level flush WC, and wash hand basin. The bathroom is fully tiled from floor to ceiling and benefits from an obscure double glazed window to the rear, a radiator, tiled flooring, and a useful airing cupboard for storage.

OUTSIDE

To the rear, the property enjoys a landscaped garden designed for low maintenance, featuring a patio seating area leading to an artificial lawn, with fenced and walled boundaries, mature shrubs, and a garden shed. There is also side access to the front. The front of the property offers an artificial lawn and off-road parking, enclosed by wall and fence boundaries with access to the roadway.

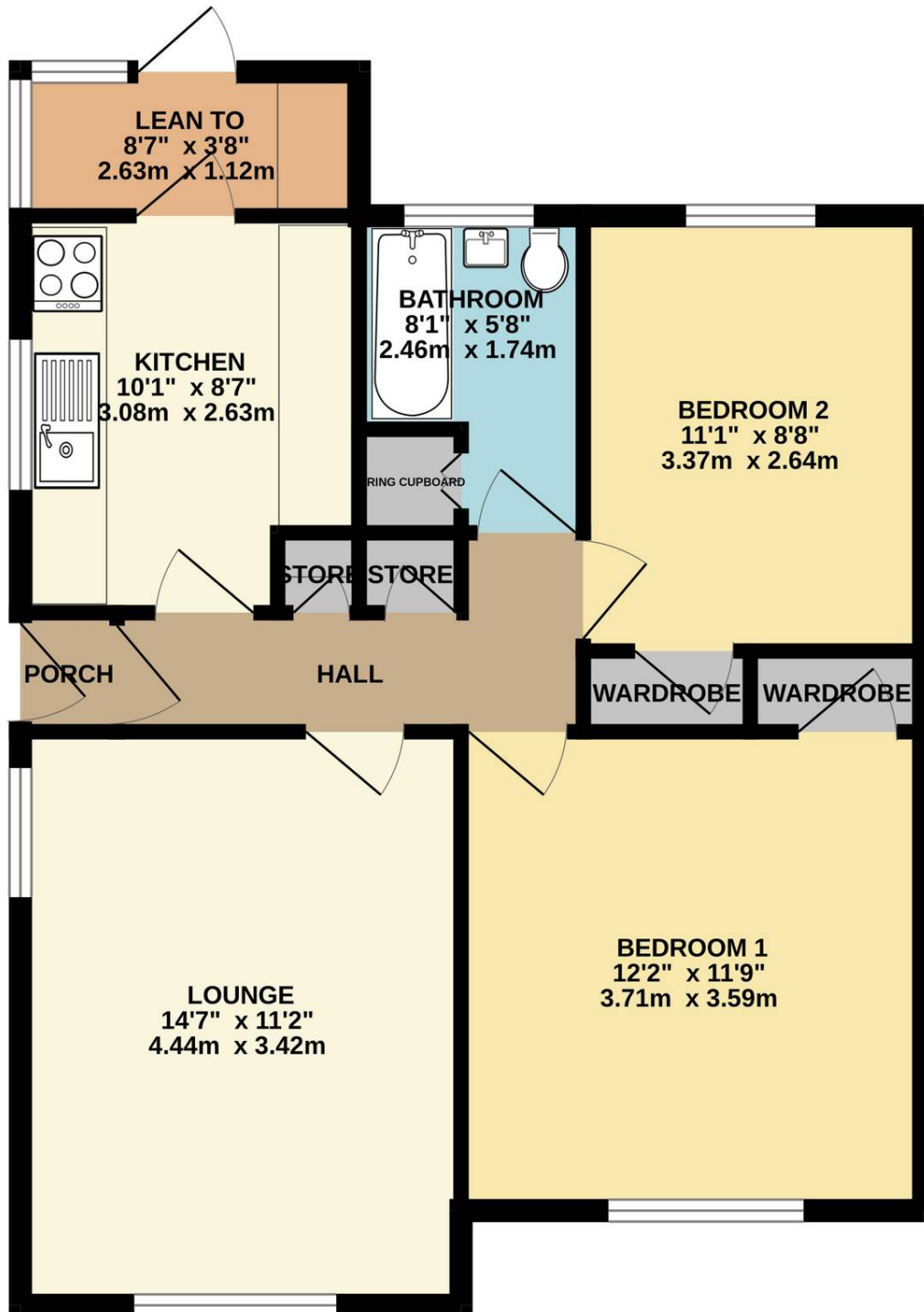
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GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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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