

Wolsey Way

Loughborough, Leicestershire, LE11 1PR

John 
German



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Guide Price £160,000

Offered to the market with no upward chain and presenting a fantastic opportunity for a first-time buyer or investor – the property benefits from off road parking and is positioned in a convenient location with canal side walks close by.

Presenting an excellent opportunity for a first time buyer or investor – with the property having a proven track record on the rental market – this well-appointed and presented home is set back from the road with a low maintenance frontage.

The front entrance door has a storm porch overhead and opens into the freshly re-floored hallway which has stairs rising to the first floor and access to the kitchen and lounge.

The kitchen is appointed with a range of base and eye level units, work surfaces, tiled splashbacks, stainless steel sink and drainer unit positioned beneath the double glazed window to the front aspect, integrated appliances including an oven and gas hob, and there is further appliance space with plumbing for a washing machine.

Continuing through, the lounge diner is freshly carpeted and has double-glazed patio doors opening to the rear garden and a useful understairs storage cupboard.

To the first floor, the landing has a large cupboard and gives access to the two well-proportioned bedrooms and bathroom.

Bedroom one is to the rear aspect with a double-glazed window overlooking the garden and out towards the Grand Union Canal. The second bedroom is to the front aspect having a very useful overstairs storage cupboard.

The bathroom is part tiled and fitted with a white suite comprising; panelled bath with shower over, dual flush WC and a pedestal hand wash basin.

Externally, the rear garden is low maintenance having fenced borders and gated access out to the rear, where the driveway offers tandem parking for two vehicles.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/190623

Local Authority/Tax Band: Charnwood Borough Council / Tax Band B







Agents' Notes

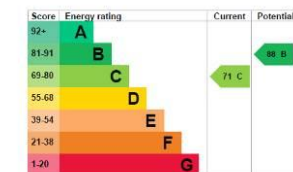
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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