

Holdere

A Modern Estate Agent



5 Wolsey Way
, Loughborough, LE11 1PR

£155,000



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This property presents an excellent opportunity for first-time buyers or investors. Situated set back from the road and complete with canal side views. Brought to the market with NO UPWARD CHAIN.

Upon entering through the front entrance door, there is a storm porch overhead, providing added protection. The door opens into the hallway, which features stairs leading to the first floor and provides access to the kitchen and lounge.

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

Moving through to the lounge diner, there is also access via a door to the rear garden. This room also benefits from a useful understairs storage cupboard.

The first floor landing boasts a large cupboard and provides access to the two well-proportioned bedrooms and the bathroom. Bedroom one is situated to the rear aspect, offering a double-glazed window with a view of the garden and the Grand Union Canal. The second bedroom is located at the front of the property and includes a very useful overstairs storage cupboard.

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

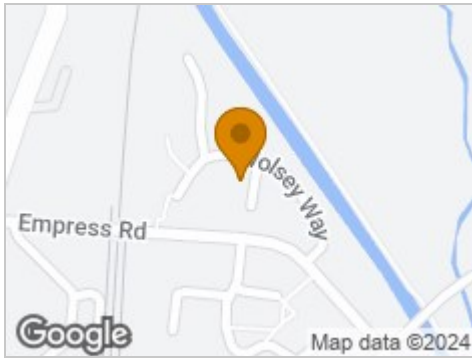
Externally, the rear garden is designed for low maintenance, with fenced borders and gated access to the rear. There is also an allocated parking space to the front of the property.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



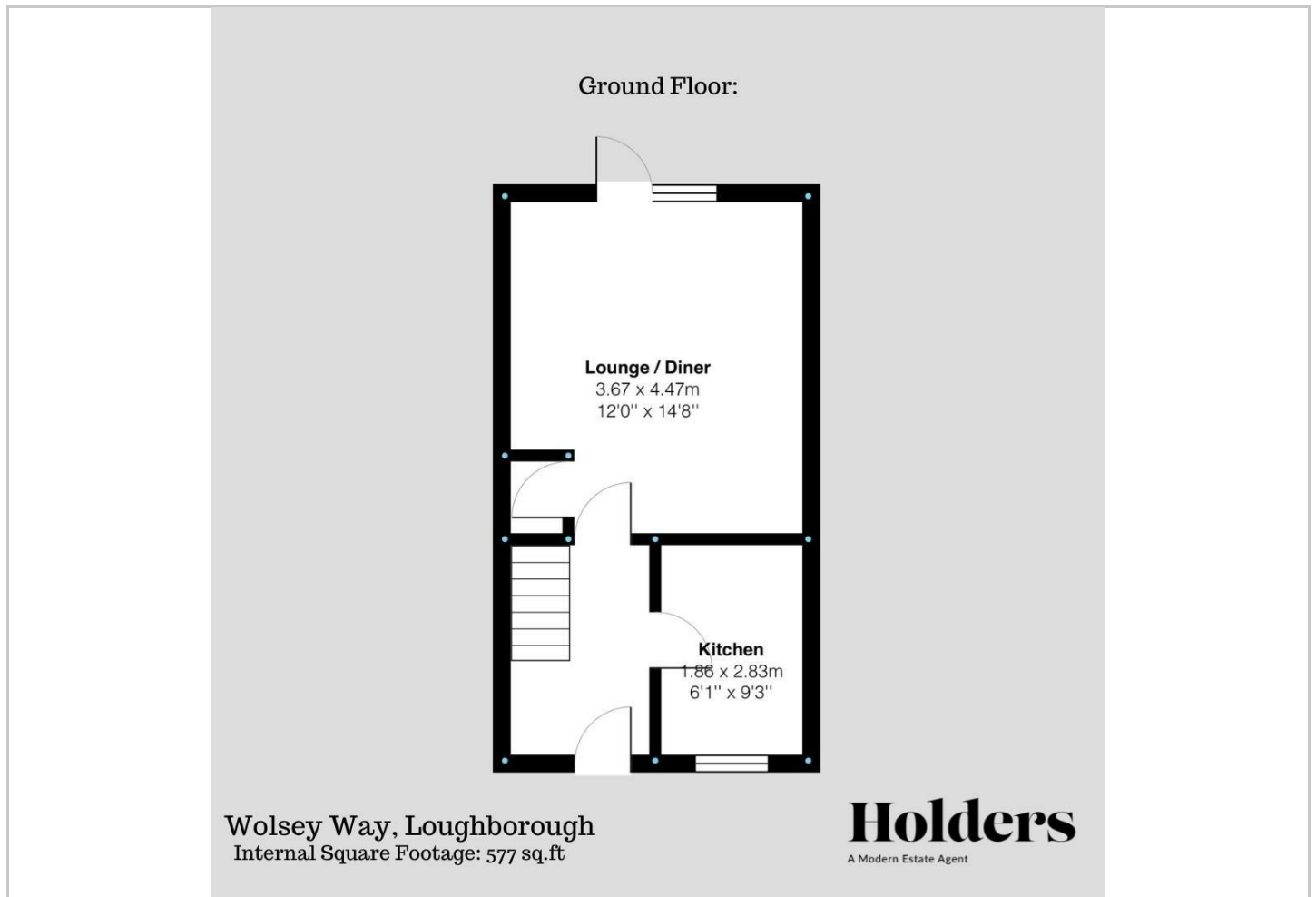
Hybrid Map



Terrain Map



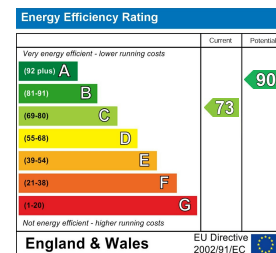
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.