



**Wolsey Way, LOUGHBOROUGH**



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## **Wolsey Way, LOUGHBOROUGH**

**\*\*NO CHAIN\*\*** This two-bedroom mid terraced property located within the town of Loughborough. This property would make an ideal purchase for first time buyers, professional couples, small families or buy-to-let investors!

### **Entrance**

Entrance to the property is via a upvc double glazed front door which leads into the entrance hallway. The entrance hallway has vinyl flooring, an electric radiator, stairs rising up to the first floor and a door to the lounge.

### **Lounge**

15' x 17' ( 4.57m x 5.18m )

The lounge has French doors which open onto the rear garden, an electric fireplace, carpeted flooring, a storage cupboard under the stairs and coving to the ceiling.

### **Kitchen**

9' 4" x 5' 6" ( 2.84m x 1.68m )

The open plan kitchen has a upvc double glazed window to the front elevation, a range of base and wall mounted units, stainless steel sink and drainer, integrated electric hob and cooker, space and plumbing for a washing machine and space for a fridge freezer.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, a loft hatch, a storage cupboard and doors to all first-floor rooms.

### **Bedroom One**

12' x 8' 1" ( 3.66m x 2.46m )

Bedroom one has carpeted flooring, an electric heater and a upvc double glazed window to the rear elevation.

### **Bedroom Two**

8' 8" x 8' 7" ( 2.64m x 2.62m )

Bedroom two has carpeted flooring, an electric radiator, an airing cupboard with storage space and a upvc double glazed window to the front elevation.

### **Bathroom**

The bathroom has vinyl flooring, a three-piece suite comprising of panel bath with shower over, a low level wc and a hand wash basin, an electric heated towel rail and partially tiled walls.

### **Loft**

The loft is fully boarded and insulated.

### **Outside**

To the front of the property there is a driveway providing offroad parking. To the rear of the property there is an alley way that provides access to the back fence, a patio seating area and a lawn which is fenced to all boundaries. There are solar panels on the rear of the roof.





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## Wolsey Way, LOUGHBOROUGH

- Mid Terraced House
- Close to Grand Union Canal
- Two Well-Proportioned Bedrooms
- Close To Amenities & Transport Links
- Ideal First Time Buy

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£175,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115415 - 0004

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