




 UP Estates




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3 Bedroom House - Terraced
located on Abbots Walk, Wolston
Guide Price £250,000

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****STUNNING FIELD VIEWS - BEAUTIFULLY PRESENTED THREE BEDROOM HOME - WC UTILITY & FAMILY BATHROOM**** This is a fantastic opportunity to purchase a deceptively spacious three bedroom home tucked away on Abbots walk in the popular village of Wolston close to good local schools and amenities with countryside views to the rear. The accommodation includes a through lounge dining room, separate kitchen and ground floor utility cloakroom. To the first floor there are three good size bedrooms and a family bathroom. Outside there is a double driveway and nice size rear garden. This property benefits from a boiler circa 3 years old.

ENTRANCE HALL

A welcoming entrance hall with doors leading to accommodation.

WC UTILITY

A good sized utility WC, with double glazed window, hand wash basin, low level WC, electric wall mounted heated towel rail and space/plumbing for appliances.

LOUNGE DINER

10'4" x 23'3"

A bright spacious lounge diner with double glazed window, doors to the garden & central heated radiator.

KITCHEN

10'7" x 8'3"

Boasting a matching range of wall and base mounted units, work surfaces over, with double glazed windows, door to the garden, inset sink with drainer and mixer tap, extractor, space and plumbing for further appliances.

REAR GARDEN

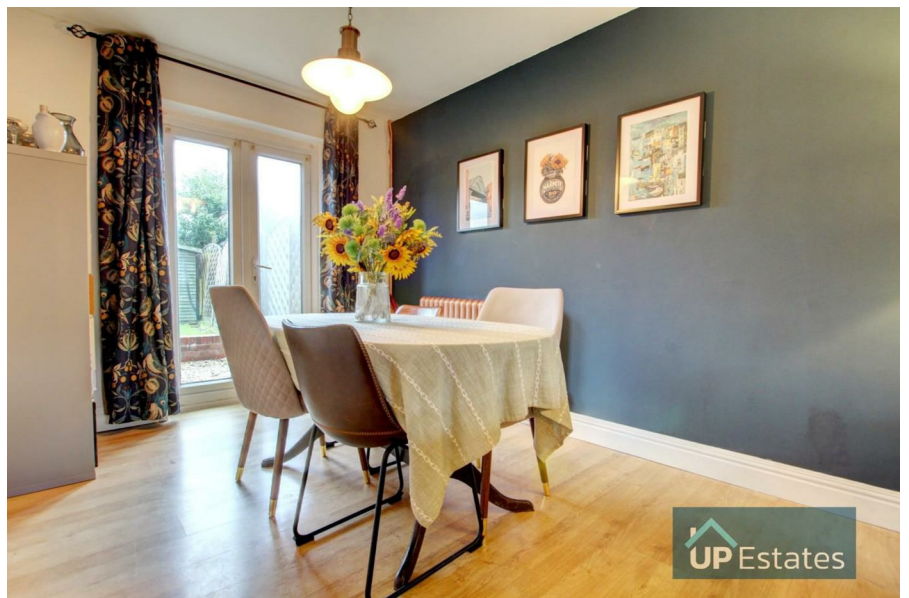
A lovely, private garden with two storage sheds, initially paved followed by lawn with fenced boundary backing onto field and gated rear access.

LANDING

With doors leading to accommodation.

**Guide Price
£250,000**

- STUNNING FIELD VIEWS
- WC UTILITY ROOM
- THREE GOOD SIZED BEDROOMS
- OPEN PLAN LOUNGE DINER
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT AFTER WOLSTON VILLAGE LOCATION





BEDROOM ONE

8'11" x 12'4"

A good sized bedroom with double glazed window and central heated radiator.

BEDROOM TWO

10'5" x 10'7"

A good sized bedroom with double glazed window and central heated radiator.

BEDROOM THREE

8'11" x 8'5"

A good sized bedroom with double glazed window and central heated radiator.



BATHROOM

8'8" x 6'6"

A spacious bathroom, having panelled bath with shower over, hand wash basin, low level WC, central heated radiator, opaque double glazed window.

DISCLAIMER

Intending purchasers will be asked to produce identification



documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



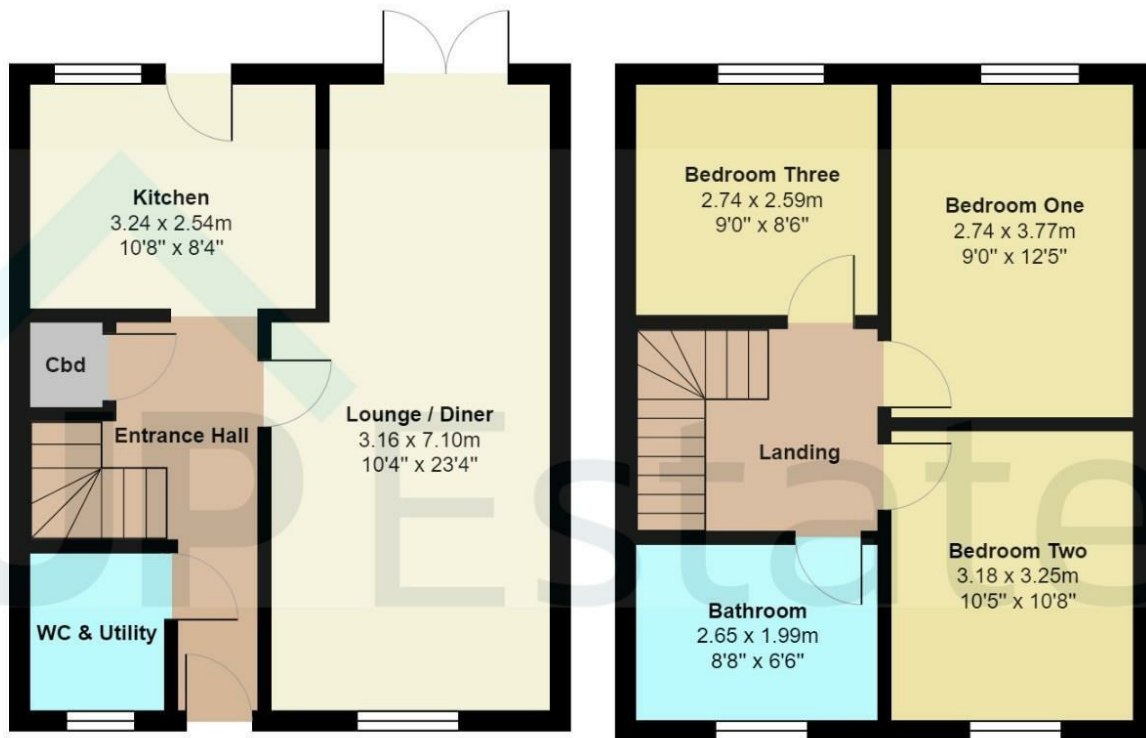


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Abbotts Walk, Wolston



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Total Area: 82.6 m² ... 889 ft²

All measurements are approximate and for display purposes only

CONTACT

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