



Asking Price £250,000

Wolsey Island Way, Leicester, LE4 5FA

- Modern House
- Two Double Bedrooms
- Kitchen-Diner
- Bathroom
- Rear Garden and Parking Space
- End Of Terrace
- Lounge
- Downstairs W/C
- Freehold
- EPC Rating C Council Tax Band B



A modern TWO BEDROOM end of terraced property located in the Leicester, with parking.

On the ground floor is a reception, DINING KITCHEN and W/C.

On the first floor there are TWO DOUBLE BEDROOMS and a bathroom.

To the rear of the property is a nice sized garden laid to lawn.

Would make a great FIRST TIME BUY home.

Located close to the University of Leicester, the coach station and Leicester City Centre, and just round the corner from the Melton Road with its choice of restaurant's.



LOUNGE 14'1" x 12'3" (4.31 x 3.74)

Double glazed front door, two radiators, staircase rising to first floor, double glazed window to front aspect, door into



OTHER ASPECT



DINING KITCHEN 15'3" x 12'2" (4.67 x 3.72)

Fitted units with worktops, tiled splash backs, four ring gas hob and extractor, integrated 'Neff' oven and grill, cupboard housing boiler, plumbing for washing machine, sink with drainer, space for fridge freezer, radiator spot lights, double glazed window to rear aspect, pair of double glazed doors to rear elevation leading out into the garden.



OTHER ASPECT

DOWNSTARIS W/C

Low level W/C, pedestal wash hand basin, radiator.

LANDING

Access to loft, radiator.



BEDROOM ONE

12'4" x 10'8" (3.76 x 3.26)

Radiator, double glazed window to front aspect.



BATHROOM

6'9" x 5'3" (2.08 x 1.62)

Bath with mains shower, low level W/C, pedestal wash hand basin, radiator, spot lights, part tiled walls, radiator, frosted double glazed window to rear aspect.



BEDROOM TWO

10'1" x 8'3" max (3.09 x 2.54 max)

Built in cupboard, radiator, double glazed window to rear aspect.



OUTSIDE

Paved seating area, laid to lawn with flower borders, gate to rear.



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or

recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,

AML DISCLAIMER

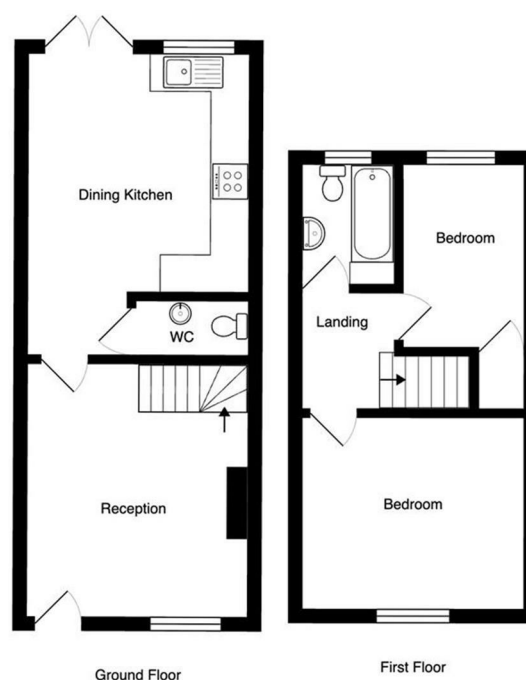
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks

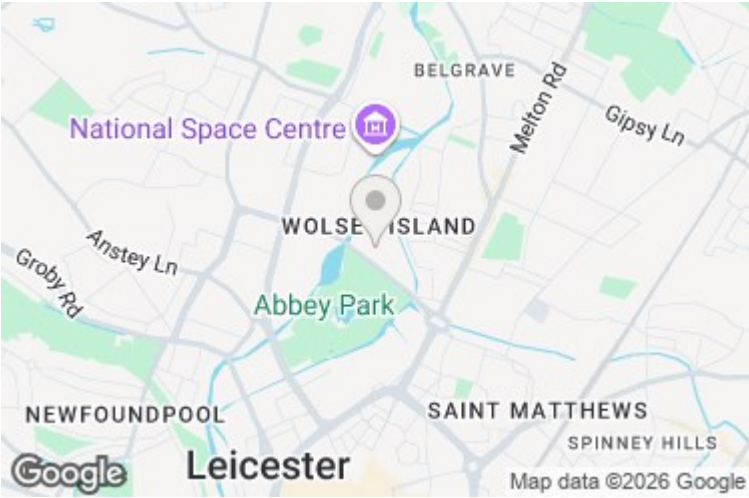


Total Area: 60.0 m² ... 646 ft²

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy. Floor plan: Apperley Bennett Photography

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	76	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

