House - Terraced (EPC Rating: )

# WOLSEY ISLAND WAY, OFF ABBEY PARK ROAD, LEICESTER, LE4 5EY

PRICE:

# £275,000

SETHS

3 1 1

# 3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOMS - KITCHEN/DINER - DOWNSTAIRS W/C - OFF-ROAD PARKING *****

**Located just off Abbey Park Road, this modern 3-bedroom home on Wolsey Island Way offers allocated parking, a private rear garden, and well-maintained interiors throughout — perfect for first-time buyers, families, or investors.**

**The carpeted entrance hall leads into a spacious lounge with a front-facing double-glazed window. To the rear, the kitchen and dining area has an integrated oven, gas hob with extractor, and space for appliances, including a fridge and washing machine. The room also offers direct access to the rear garden via uPVC doors and includes a convenient downstairs WC.**

**Upstairs, the first-floor landing provides access to three bedrooms, all with carpeted flooring, double-glazed windows, and radiators. The family bathroom features a polyvinyl bath with a mixer function, a toilet, a wash hand basin, and spotlighting.**

**Outside, the property benefits from a private rear garden and allocated off-road parking.**

**Get in touch with Seths to arrange a viewing.**

## ENTRANCE HALL
Carpeted flooring, radiator, and entry from the front aspect via UPVC door. Allows access to the lounge and stairs leading to the first floor.

## LOUNGE
15'10" x 11'7"
Carpeted flooring, radiator, and double-glazed window facing the front aspect. Leads into the kitchen and diner.

## KITCHEN AND DINER
14'8" x 12'1"
Vinyl flooring, dining area, radiator, and partially tiled walls. Integrated oven, four-ring gas burner with extractor over, plumbing and space for a washing machine, space for a fridge, stainless steel sink, and gas-powered combination boiler. Double-glazed window faces the side aspect, and UPVC doors allow access into the rear garden. Provides access to the downstairs WC.

## W/C
Vinyl flooring, radiator, toilet, and wash hand basin.

## FIRST FLOOR

## LANDING
7'8" x 6'4"
Carpeted flooring, a hatch for loft access, and entry to all rooms on the first floor.

## BEDROOM ONE
12'9" x 8'0"
Carpeted flooring, radiator, and double-glazed window facing the front aspect.

## BEDROOM TWO
9'10" x 8'1"
Carpeted flooring, radiator, and double glazed window facing the rear aspect.

## BEDROOM THREE
7'8" x 5'10"
Carpeted flooring, radiator, and double-glazed window facing the rear aspect.

## BATHROOM
Vinyl flooring, partially tiled walls, radiator, toilet, wash hand basin, polyvinyl bathtub with mixer function, and spotlighting. Storage cupboard located over the stairs and a double glazed window facing the front aspect.

## OUTSIDE

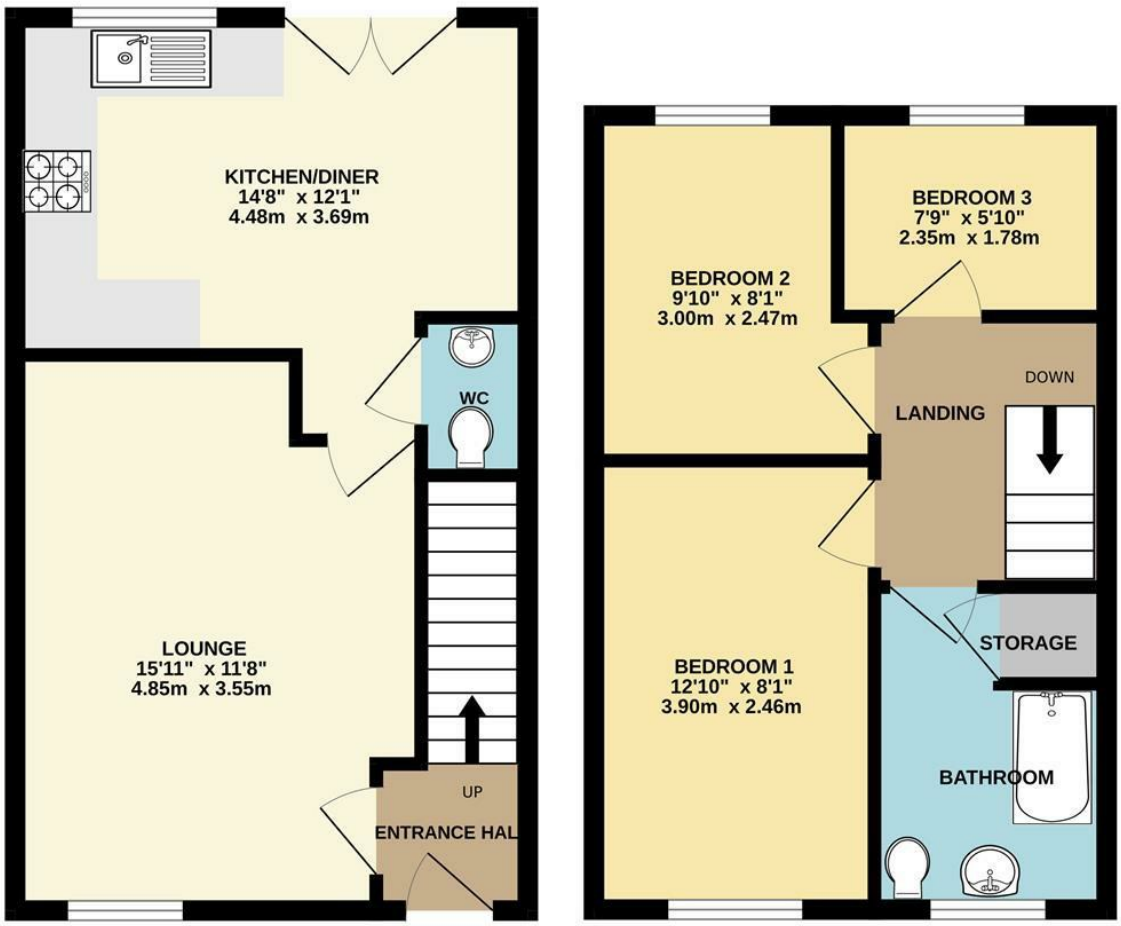
## FREEHOLD

## COUNCIL TAX BAND - B

## ADDITIONAL INFORMATION

GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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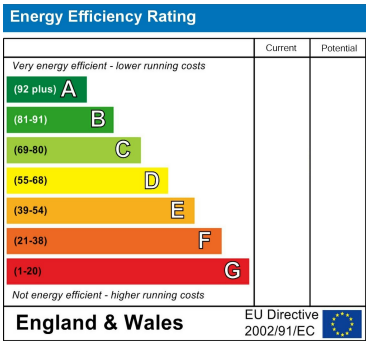
Council Tax Band

B

Energy Performance Graph

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS