

# Holderr

A Modern Estate Agent



## 20 Woodlands Drive

, Loughborough, LE11 2DD

£215,000



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Occupying a pleasant position within this popular location on the Forest side of town, this mid town house property offers bay fronted accommodation within walking distance to both Mountfields Lodge Primary School and the town centre. The Epinal Way is also nearby providing excellent road links. The property is sold with tenants in situ and is currently let to two students until July 2025 achieving £11,960 PA.

The property has character accommodation and is deceptively spacious with an entrance hall, lounge with walk in bay window, opening out into an open plan dining kitchen leading to a conservatory / dining area. The first floor landing has loft access and access to all rooms with the master bedroom being situated at the front of the property and having a bay window. Bedroom three is also at the front of the property with a window at the front elevation. Bedroom two is situated at the rear with a window overlooking the rear garden. The bathroom has a three piece white suite comprising a low-level flush WC, pedestal wash hand basin and panelled bath with shower over. Outside, the property has a driveway at the front, shared side access passage and a rear garden which is generous in size and has a range of mature shrubbery

## 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.



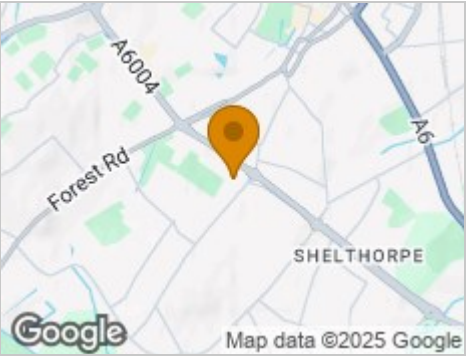
Road Map



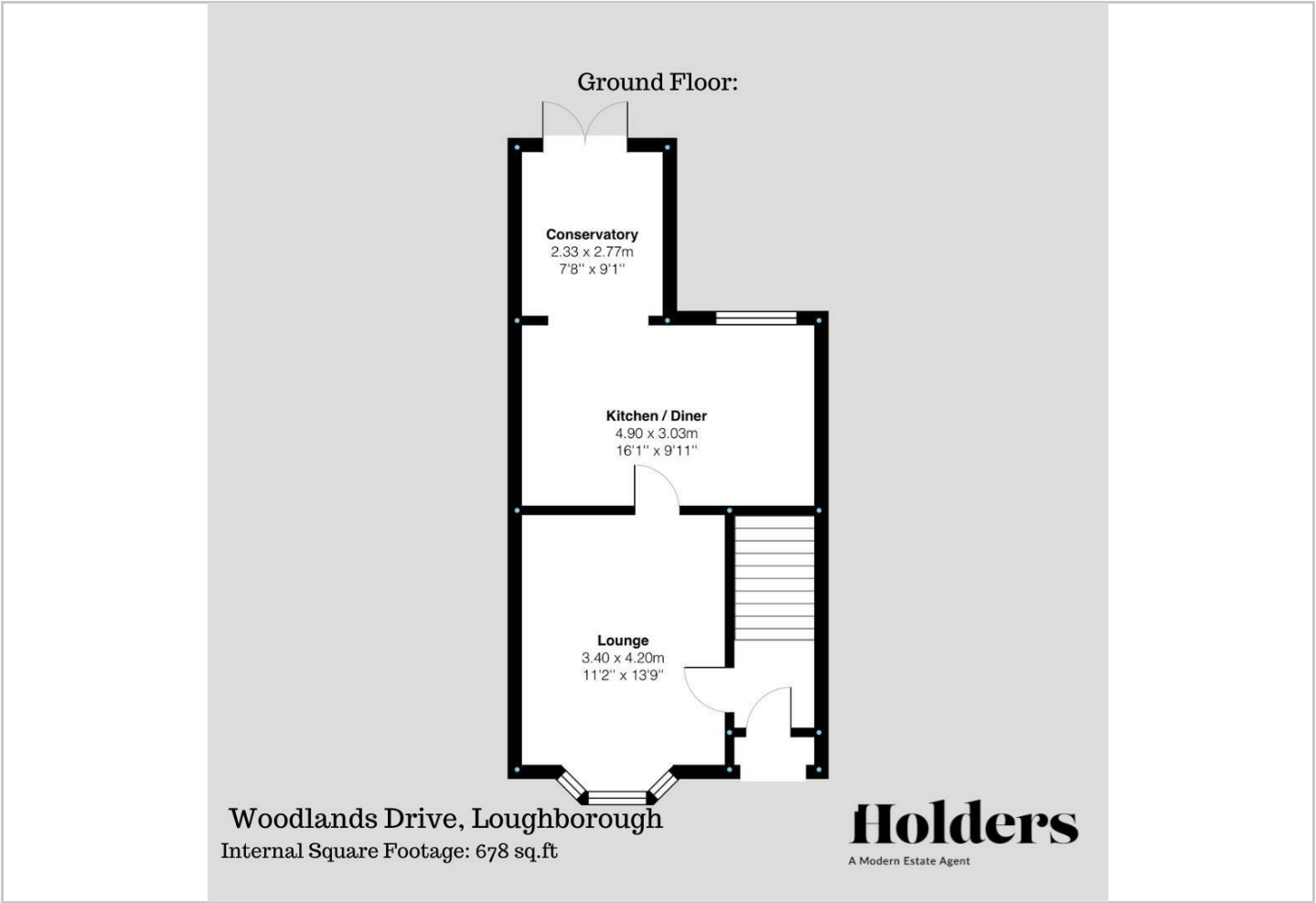
Hybrid Map



Terrain Map



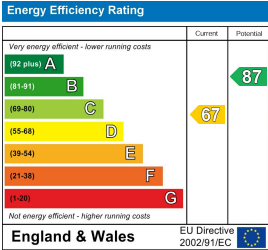
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.