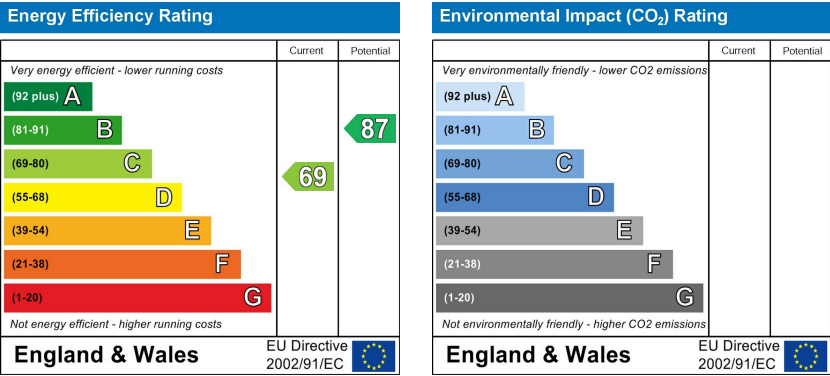


DIRECTIONS

SATNAV: PE13 5JX



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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 proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



22 Richmond Way Leverington Wisbech PE13 5JX

TWO BEDROOM HOUSE WITH GARAGE

Wisbech

£135,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



LOUNGE The lounge is carpeted. There's a double radiator, a fireplace. window to the front and side aspect, stairs to the first floor with a cupboard underneath. A feature exposed brick wall.	13'1" x 13' (3.99m x 3.96m)
KITCHEN Kitchen has vinyl flooring, range of wall base drawer units, integrated hob and oven double, radiator, two windows to the rear and door to rear garden. A feature exposed brick wall.	13'1" x 8'5" (3.99m x 2.57m)
LANDING Landing is carpeted with a window to the side, loft access and an airing cupboard.	
BEDROOM 1 Bedroom one is carpeted. It has a radiator and two windows to the front.	13'1" x 9'7" (3.99m x 2.92m)
BEDROOM 2 Bedroom two is carpeted with a large built-in wardrobe. Radiator and one window to the rear.	8'11" x 6'6" (2.72m x 1.98m)
BATHROOM Family bathroom is carpeted. It has a radiator, window to the rear, bath with thermostatic mixer, hand wash basin and WC.	6'3" x 5'6" (1.91m x 1.68m)
GARAGE The single garage has light and power, has a personal door to the side and up and over door to the front	17'3" x 9'11" (5.26m x 3.02m)

FRONT GARDEN
Front garden has a small amount of lawn decorative shingle pathway to front door.

REAR GARDEN
Rear garden is enclosed, mainly lawn with shrubs and borders.

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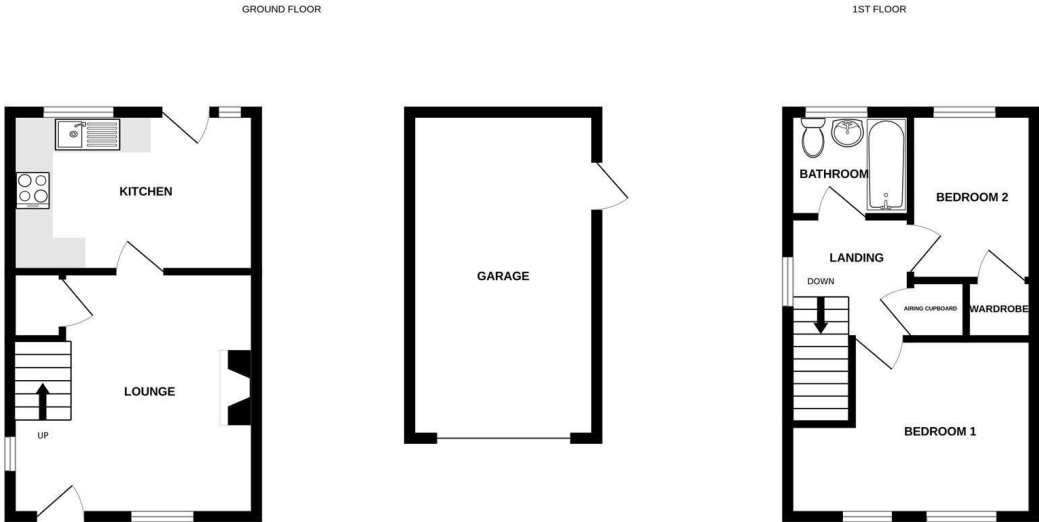
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This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000.
Located in the charming village of Leverington, Wisbech, this delightful semi-detached house on Richmond Way offers a perfect blend of comfort and character. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception room that features an inviting fireplace, creating a warm and cosy atmosphere for relaxation or entertaining guests. The exposed brick wall in both the lounge and kitchen adds a touch of rustic charm, enhancing the overall appeal of the home. The kitchen is functional and well-equipped, providing ample space for culinary pursuits. The property also boasts a well-maintained front and rear garden, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air. In addition to its charming interior, this home comes with the added benefit of a garage, providing convenient storage or parking options. The location is particularly advantageous, as it is situated near local village amenities, ensuring that essential services and shops are just a short distance away. This two-bedroom semi-detached house on Richmond Way is a wonderful opportunity for those looking to embrace village life while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely property your own.



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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