



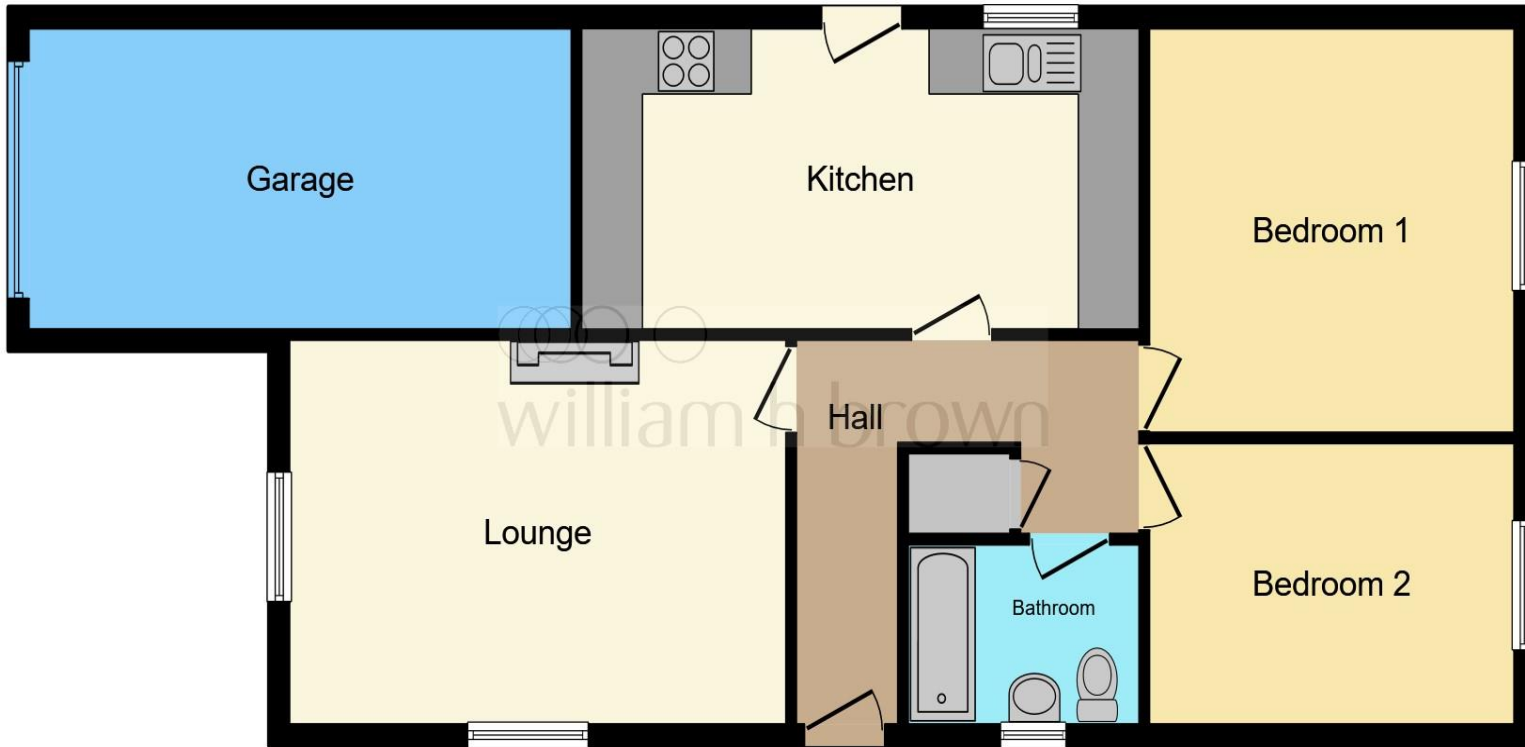
**Leverington Common, Leverington Wisbech PE13 5BW**

**Welcome to**

**Leverington Common, Leverington Wisbech**

VILLAGE LIFE ALL ON ONE LEVEL! Situated in a non-estate location, this modern detached bungalow is presented in immaculate condition throughout and is available to the market with no onward chain. With two double bedrooms and a 16' lounge, the property also benefits from an 18' kitchen/dining room, PVCu double glazing, gas radiator central heating and solar panels which are owned outright and benefit from a feed-in tariff.





### Entrance Hall

### Lounge

16' 1" x 11' 6" ( 4.90m x 3.51m )

### Kitchen/dining Room

18' x 9' ( 5.49m x 2.74m )

### Bedroom One

11' 10" x 12' 2" ( 3.61m x 3.71m )

### Bedroom Two

11' 10" x 8' 5" ( 3.61m x 2.57m )

### Bathroom

7' 6" x 5' 5" ( 2.29m x 1.65m )

### Garage

13' 5" x 8' 10" ( 4.09m x 2.69m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Welcome to**

## **Leverington Common, Leverington Wisbech**

- Modern detached bungalow
- Two double bedrooms
- 18' kitchen/dining room
- Owned solar panels
- Tax Band: B
- No Onward Chain

Tenure: Freehold EPC Rating: B

# £200,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125502](http://williamhbrown.co.uk/Property/WSB125502)



Property Ref:  
WSB125502 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### **Directions to this property:**

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue into Leverington Road and at the traffic lights turn left signposted Leverington. Continue along into Leverington Common and proceed along where the property will be found on your right hand side. Look for our board!



**william h brown**



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