



Christopher Drive, Wisbech PE13 1RY

Welcome to

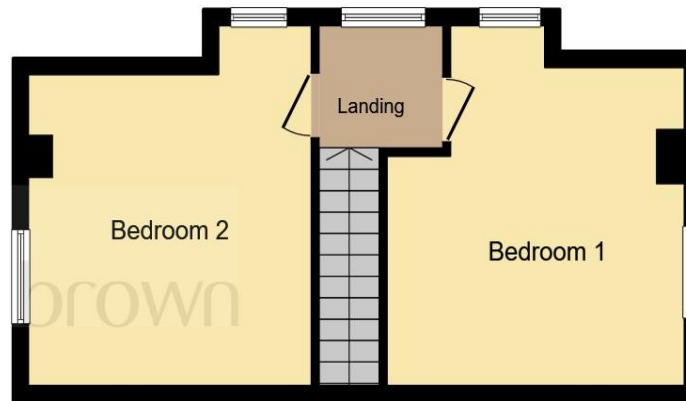
Christopher Drive, Wisbech

GENEROUS SIZED, VERSATILE ACCOMMODATION FOR THE GROWING FAMILY! Take a look at this beautifully presented chalet bungalow located in a small cul-de-sac on the outskirts of the popular village of Leverington! This stunning home offers flexible accommodation from an entrance hall, dual aspect, 20 ft lounge with open fireplace, there is a ground floor bedroom or dining room as currently used, a fitted kitchen and a conservatory across the back. Upstairs there are 2 double bedrooms that complete the accommodation. Outside, to the front, is a generous gravelled driveway providing ample off road parking for multiple cars and can even provide space for a caravan or motorhome! At the rear is a good size garden that has mature shrubs and trees offering a very private space as well as 2 summerhouses to enjoy in those fast approaching summer months! There is also a generous 26ft garage that features a recently fitted electric roller garage door! The entire property is sat on an estimated 1/4 acre (sts). To fully appreciate this deceptively spacious and immaculate family home, an early viewing is highly recommended! Get in contact with us TODAY!





Ground Floor



First Floor

Entrance Hall

Lounge

20' 11" x 13' 11" (6.38m x 4.24m)

Dining Room / Bedroom 3

10' x 12' 1" (3.05m x 3.68m)

Kitchen

7' 7" x 12' 10" to Units (2.31m x 3.91m to Units)

Ground Floor Bathroom

6' 2" x 9' 10" (1.88m x 3.00m)

Conservatory

17' 2" x 9' 6" (5.23m x 2.90m)

1st Floor Landing

Bedroom 1

14' 7" x 13' 4" Max (4.45m x 4.06m Max)

Bedroom 2

12' 2" x 14' 8" Max (3.71m x 4.47m Max)

Front & Rear Gardens

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Christopher Drive, Wisbech

- DECEPTIVELY SPACIOUS HOME
- ESTIMATED 1/4 ACRE PLOT (STS)
- GENEROUS OFF ROAD PARKING
- 2/3 DOUBLE BEDROOMS
- TAX BAND: C
- CONSERVATORY
- BEAUTIFUL PRIVATE GARDEN

Tenure: Freehold EPC Rating: D

offers in the region of

£265,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125701



Property Ref:
WSB125701 - 0006

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.

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