



**Mountbatten Drive, Leverington Wisbech PE13 5AF**

## Welcome to

### Mountbatten Drive, Leverington Wisbech

TAKE A LOOK AT THIS WELL PRESENTED, MODERN FAMILY HOME located on the outskirts of the popular market town of Wisbech. Perfect first time buy or Investment opportunity!! This great home offers ample living space from 3 good sized bedrooms, a family bathroom, a ground floor cloakroom, a dining room, kitchen and a lounge at the rear leading into a conservatory. Outside, there is an enclosed rear garden with a small front garden, off road parking and a single garage. This property is currently achieving £950 PCM and offered for sale with NO FORWARD CHAIN! There are upvc double glazed windows and doors and mains gas, electricity, water & drainage connected.

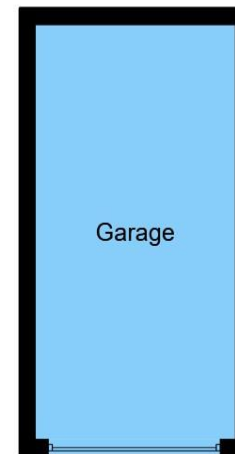




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hall**

**Cloakroom**

**Lounge**

16' 11" x 13' 6" ( 5.16m x 4.11m )

**Dining Room**

10' 4" x 10' 11" ( 3.15m x 3.33m )

**Kitchen**

9' 9" x 8' ( 2.97m x 2.44m )

**Conservatory**

12' 1" x 8' ( 3.68m x 2.44m )

**1st Floor Landing**

**Bedroom 1**

13' 7" x 8' 10" ( 4.14m x 2.69m )

**Bedroom 2**

11' 1" x 10' 2" ( 3.38m x 3.10m )

**Bedroom 3**

7' 9" x 7' 10" ( 2.36m x 2.39m )

**Family Bathroom**

6' 5" x 8' 1" ( 1.96m x 2.46m )

**Front & Rear Gardens**

**Single Garage**

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](http://www.focalagent.com)

## Welcome to

### Mountbatten Drive, Leverington Wisbech

- NO FORWARD CHAIN
- Currently Achieving £950 PCM
- Detached Family Home
- 3 Bedrooms
- Perfect first time buy or investment!!
- Off Road Parking & Single Garage

Tenure: Freehold EPC Rating: C

offers in excess of

# £220,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB126031](http://williambrown.co.uk/Property/WSB126031)



Property Ref:  
WSB126031 - 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.

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 the Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue out of town taking note of ASDA on your left hand side. At the second set of traffic lights follow the road round to the right into Sutton Road. Turn right into Peatlings Lane and then turn left into Mountbatten Drive where the property will be found on your left hand side.



william h brown



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