



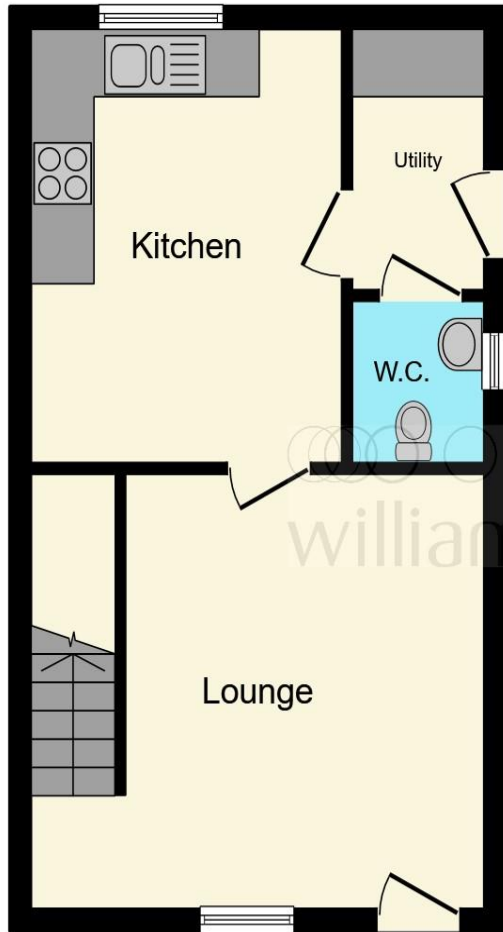
Church Road, Leverington Wisbech PE13 5DE

Welcome to

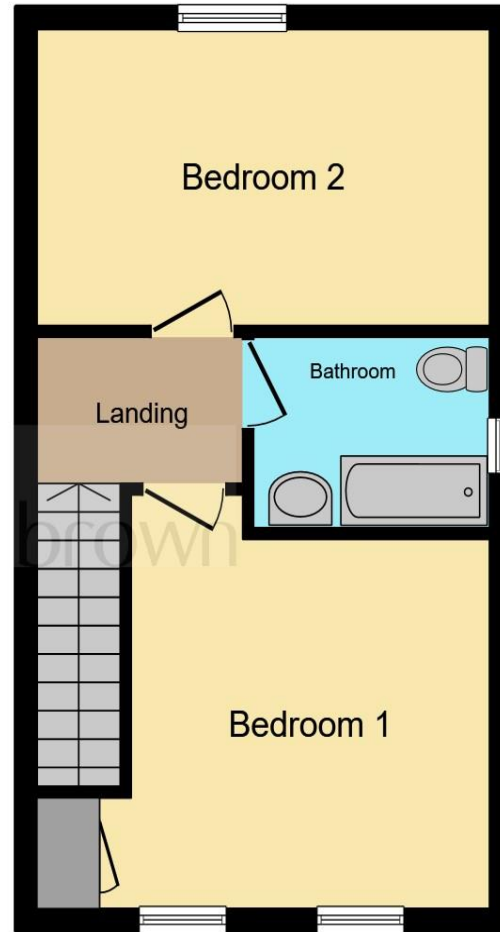
Church Road, Leverington Wisbech

IMMACULATE, VIEW NOW! attention first time buyers, this 2 double bedroom semi-detached house is in excellent condition and offers accommodation including a utility and cloakroom, kitchen/diner, lounge and first floor bathroom. Well maintained gardens and parking in a village location.





Ground Floor



First Floor

Entrance

Lounge

14' 2" into stairs x 13' (4.32m into stairs x 3.96m)

Kitchen

9' 9" x 12' 7" (2.97m x 3.84m)

Utility Room

4' x 7' 9" (1.22m x 2.36m)

Downstairs Cloakroom

First Floor

Bedroom One

10' 9" + door recess x 10' 10" extending to 14' 3" inc wardrobe to recess (3.28m + door recess x 3.30m extending to 4.34m inc wardrobe to recess)

Bedroom Two

8' 9" x 14' 2" (2.67m x 4.32m)

Bathroom

Outside

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

Church Road, Leverington Wisbech

- Modern Semi-Detached House
- 2 Double Bedrooms
- Lounge/Diner
- Utility and Cloakroom
- Gas Central Heating

Tenure: Freehold EPC Rating: Awaiting

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126234



Property Ref:
WSB126234 - 0004

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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