

# Gorefield Road, Leverington Wisbech PE13 5BB



## Welcome to

## **Gorefield Road, Leverington Wisbech**

No Chain!! An extended semi-detached house situated in the popular village of Leverington. Accommodation includes 3 bedrooms on the first floor and on the ground floor there is a lounge, dining area, shower room, kitchen and conservatory. The property has gas central heating and enjoys parking and good sized 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

#### Entrance

**Dining Room Area** 10' 9" x 10' 7" max + entrance rec area ( 3.28m x 3.23m max + entrance rec area )

Lounge Area 12' 1" x 12' 3" max ( 3.68m x 3.73m max )

**Inner Lobby** 

**Downstairs Shower Room** 

**Kitchen** 10' 7" x 14' max ( 3.23m x 4.27m max )

Conservatory

**First Floor Landing** 

**Bedroom One** 

9' 6" max to front of wardrobes x 10' 8" ( 2.90m max to front of wardrobes x 3.25m )

Bedroom Two

10' 9" x 8' 9" to front of wardrobes ( 3.28m x 2.67m to front of wardrobes )

**Bedroom Three** 12' 2" max x 6' 2" ( 3.71m max x 1.88m )

### Outside

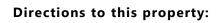
### Welcome to

## **Gorefield Road, Leverington Wisbech**

- Extended Semi-Detached House
- 3 Bedrooms
- Lounge and Dining Areas
- Conservatory
- Parking and Gardens
- No Chain!!

Tenure: Freehold EPC Rating: Awaited

# £230,000



From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. At the second set of traffic lights turn left signposted Leverington. Turn right at the Rising Sun public house and continue along past the church into Gorefield Road.



## view this property online williamhbrown.co.uk/Property/WSB126194



Property Ref: WSB126194 - 0003 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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# william h brown



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Please note the marker reflects the

postcode not the actual property

Leafere Way

Govefield

Map data ©2024



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