



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.





Ground Floor



First Floor

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

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

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



Please note the marker reflects the postcode not the actual property

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.

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. 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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk