









Welcome to

Orchard Close, Leverington Wisbech

Situated in a private cul de sac and built by the well-regarded Reason Homes, this modern detached bungalow offers well-designed single-storey living and the benefit of no onward chain. The accommodation includes two double bedrooms, a 17' dual aspect lounge providing plenty of natural light, and a well-planned kitchen overlooking the rear garden. The home also benefits from PVCu double glazing and gas radiator central heating, ensuring comfort and efficiency throughout the year. Outside, there is off-road parking and a single garage, together with an enclosed garden that offers a good degree of privacy-ideal for outdoor relaxation or easy maintenance. A superb opportunity to purchase a quality-built bungalow in a quiet and convenient setting, perfect for downsizers or those seeking an easy-to-manage modern home.















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 Hall

Lounge

17' 2" x 10' 5" (5.23m x 3.17m)

Kitchen

10' 2" x 10' 8" (3.10m x 3.25m)

Bedroom One

10' 9" x 10' 5" excluding wardrobes ($3.28m \times 3.17m$ excluding wardrobes)

Bedroom Two

9' 5" plus door recess x 9' 10" (2.87m plus door recess x 3.00m)

Bathroom

7' 4" x 6' maximum (2.24m x 1.83m maximum)

Garage

Agents Note:

'There is a easement on the title, please enquire with the branch' - Private Cul-De-Sac

Welcome to

Orchard Close, Leverington Wisbech

- Modern detached bungalow
- Two double bedrooms
- Single garage and off-road parking
- Private cul de sac location
- No onward chain

Tenure: Freehold EPC Rating: C

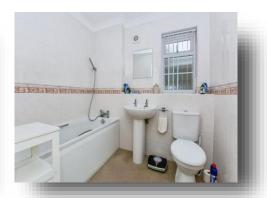
Council Tax Band: B

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Proceed out of town to the second set of traffic lights and turn left signposted Leverington & Gorefield. At the Rising Sun Public House bear left into Leverington Common, then right into Ringers Lane and right again into Munday Way. Turn left into Orchard Close and right into the side road where you will find the bungalow on the right hand side.

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127730



Property Ref: WSB127730 - 0002 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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