



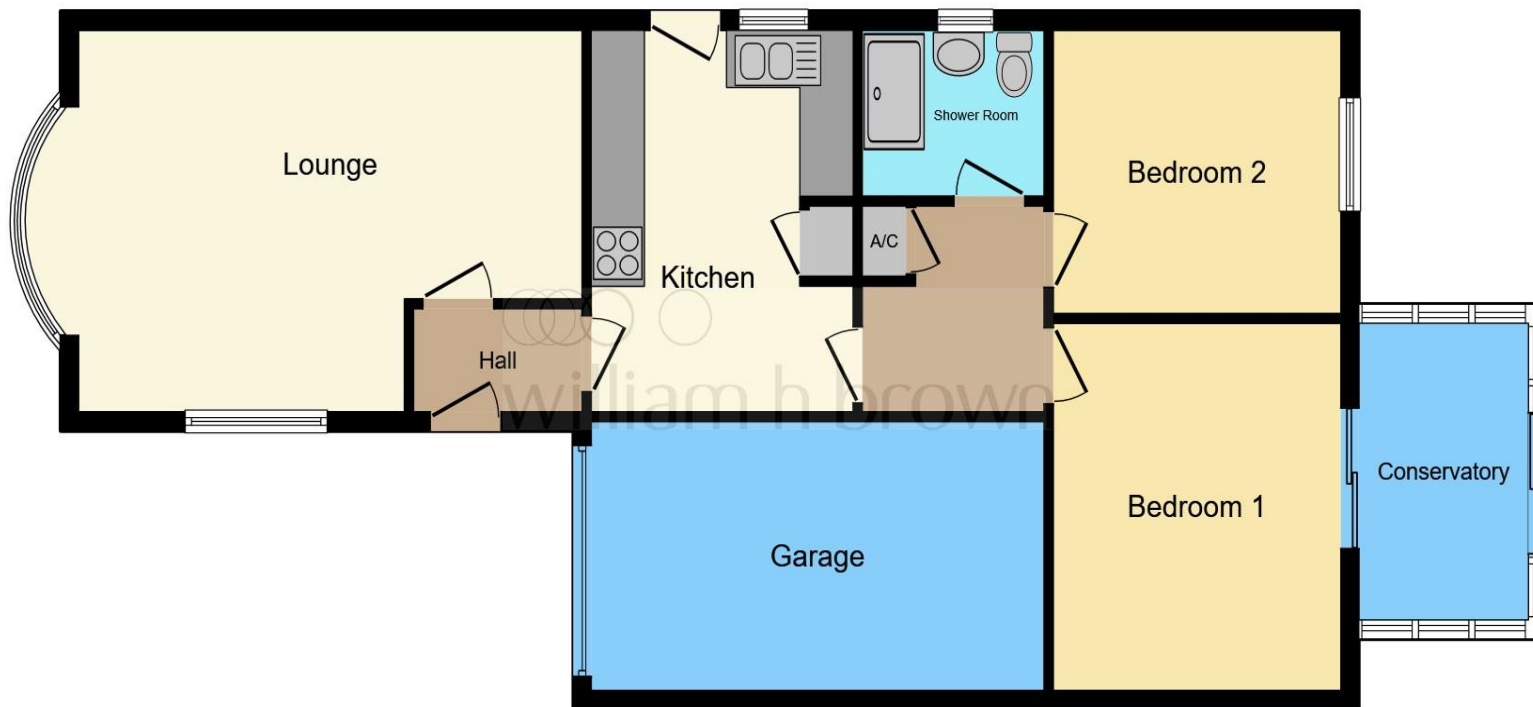
Pear Tree Crescent, Leverington Wisbech PE13 5AY

Welcome to

Pear Tree Crescent, Leverington Wisbech

GREAT SPACE! GREAT LOCATION! GREAT POTENTIAL! Take a look inside this deceptively spacious link detached bungalow, located in the popular village of Leverington. This fabulous home offers a lounge to the front overlooking the garden, a kitchen / diner, 2 double bedrooms and a wet room. Outside the property is a generous driveway providing ample off road parking and leading to a single garage, whilst the rear is enclosed, mainly laid to lawn with gated access to the front. The property is offered for sale with NO FORWARD CHAIN and is located in a Cul-De-Sac location. Get in touch today to arrange you viewing!





Entrance Hall

Lounge

12' 11" Max x 18' 10" (3.94m Max x 5.74m)

Kitchen

17' 11" x 11' 5" Max (5.46m x 3.48m Max)

Inner Hallway

Bedroom 1

10' 8" x 12' 7" (3.25m x 3.84m)

Bedroom 2

9' 9" x 10' 8" (2.97m x 3.25m)

Wet Room

6' 8" x 5' 8" (2.03m x 1.73m)

Front & Rear Gardens

Single Garage

9' x 16' 10" (2.74m x 5.13m)

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

Pear Tree Crescent, Leverington Wisbech

- 2 Double Bedrooms
- Wet Room
- Tax Band: B
- Front & Rear Gardens
- Off Road Parking & Garage
- NO FORWARD CHAIN

Tenure: Freehold EPC Rating: D

offers in excess of

£190,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town taking note of ASDA on your left hand side. Continue along and at the second set of traffic lights turn left signposted Leverington & Gorefield. Follow the road along and continue into Leverington Common. Turn right into Pear Tree Crescent.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB125797



Property Ref:
WSB125797 - 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.

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