

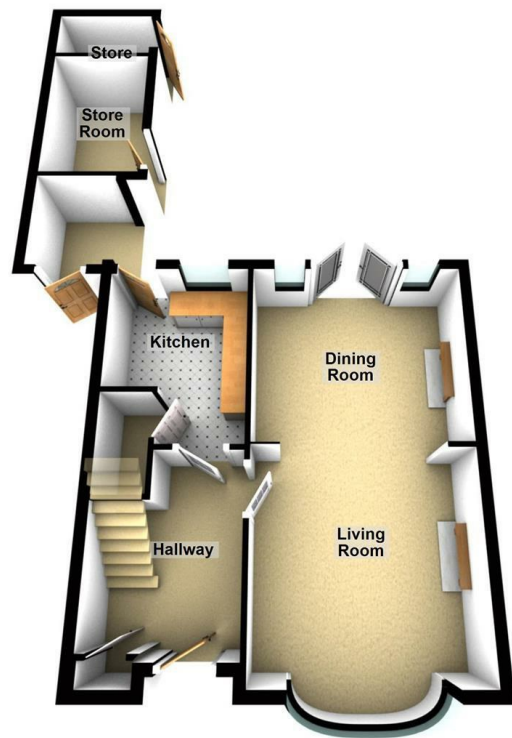


Silverhays Leverington Road

Wisbech, PE13 1RU

Offers In Excess Of £170,000

Ground Floor

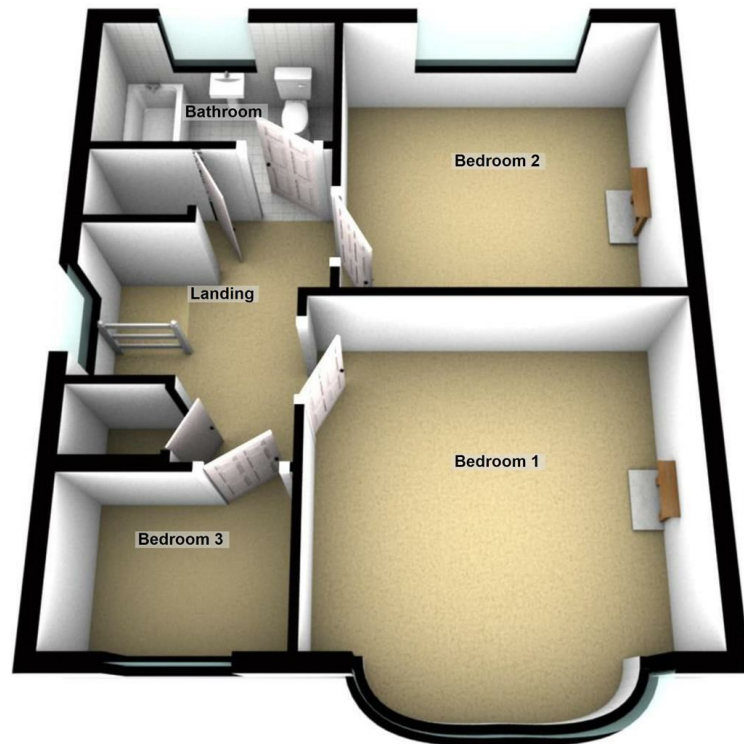


ENTRANCE HALL

LIVING/DINING ROOM

KITCHEN

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

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THE GUILD
 PROPERTY PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.



Silverhays Leverington Road

Wisbech

PE13 1RU

A spacious three-bedroom semi-detached home on sought-after Leverington Road, offered with no forward chain and boasting large gardens, off-road parking and excellent potential. Ideally located close to Wisbech town centre, schools and amenities, it's a perfect long-term family home.

- AVAILABLE WITH NO FORWARD CHAIN
- OFF ROAD PARKING
- LARGE REAR GARDEN WITH STORE/OUTBUILDING
- OPEN PLAN LIVING/DINING ROOM WITH BAY WINDOW TO FRONT AND FRENCH DOORS TO REAR
- TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- EASY ACCESS TO THE TOWN CENTRE AND TRAVEL LINKS
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

Offers In Excess Of £170,000

HALLWAY
Door to front, lino flooring, storage cupboard, radiator, stairs to first floor, access to:

LIVING/DINING ROOM
23'7" x 12'7"
UPVC double glazed bay window to front, uPVC double glazed French doors to rear, x2 uPVC double glazed windows either side overlooking the rear, lino flooring, x2 radiators.

KITCHEN
10'8" x 8'3"
UPVC double glazed door and single window to rear. Fitted kitchen with a matching range of base and eye level units with fitted worktops, space for appliances, pantry/under stairs store cupboard.

FIRST FLOOR LANDING
UPVC double glazed window to side, fitted carpet, radiator, airing cupboard housing the gas central heating boiler, storage cupboard.

BEDROOM 1
14'2" x 12'7"
UPVC double glazed bay window to front, fitted carpet, radiator.

BEDROOM 2
10'6" x 11'8"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3
5'8" x 7'2"
UPVC double glazed window to front, fitted carpet, radiator.

BATHROOM
5'2" x 8'2"
Obscure uPVC double glazed window to rear, fitted three piece suite with bath with tiled surround, wash hand basin and WC, lino flooring, radiator,



OUTSIDE
Front access via footbridge with path leading to the front door and side access into the garden via a wooden door. The front garden is mainly laid to lawn with shrub borders. The rear garden is enclosed, mainly laid to lawn, brick built outbuilding and store shed. Rear gated access to off road parking on a concrete base with timber carport above and gated access to the rear for vehicle access. Access road is off Sutton Road.

COUNCIL TAX/TENURE/EPC
Tenure (Freehold) council tax band (B), and EPC rating (E) details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC