





Orchard Close, Leverington Wisbech PE13 5PY

william h brown

Welcome to

Orchard Close, Leverington Wisbech

Situated in the popular village of Leverington, this well-presented two-bedroom detached bungalow enjoys a peaceful position on a sought-after street with a strong community feel. Having been lovingly maintained throughout, the property offers spacious and practical accommodation ideal for a range of buyers. The accommodation comprises a generous living room with feature fireplace, a separate kitchen with space for a small dining table, two double bedrooms, and a modern shower room. The principal bedroom benefits from a full wall of built-in wardrobes, providing excellent storage. To the rear, a large conservatory creates additional living space and enjoys views over the garden. Complete with radiators and a ceiling fan, it can be enjoyed all year round. Outside, the south-facing enclosed rear garden has been beautifully kept and benefits from a storage shed and side gate access. The property also offers off-road parking and a single garage. A fantastic opportunity to purchase a well-cared-for bungalow in one of Leverington's most desirable locations. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



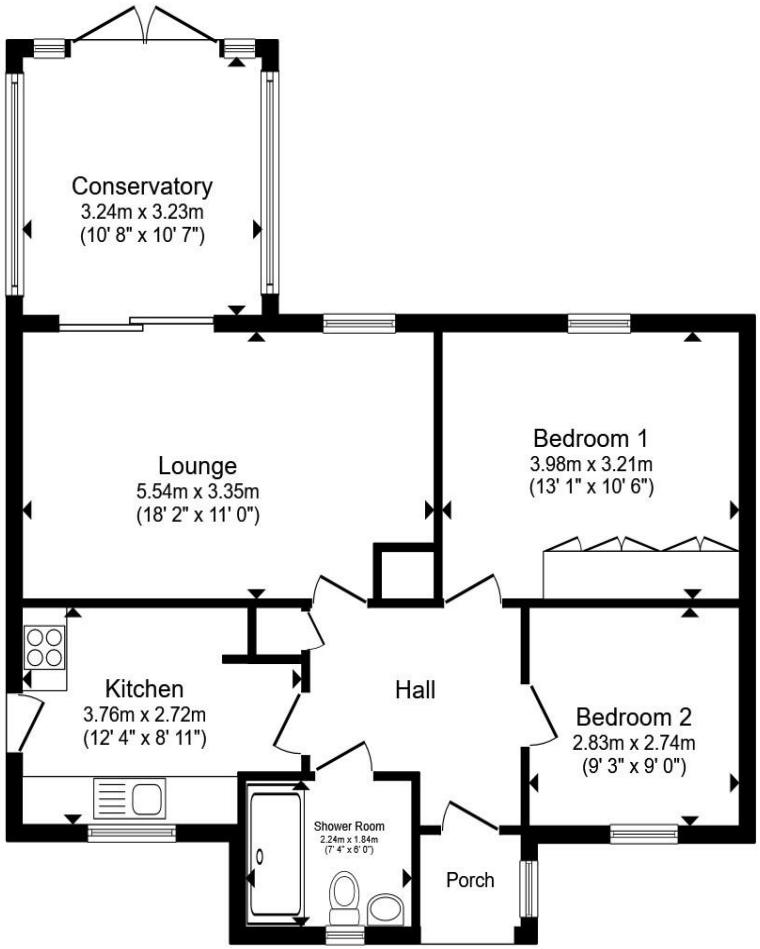












Entrance Porch

Hallway

Kitchen

Lounge

Conservatory

Bedroom One

Bedroom Two

Shower Room

Total floor area 75.4 m² (812 sq.ft.) approx

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.propertybox.io

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Orchard Close, Leverington Wisbech

- 2 Bed Detached Bungalow
- 2 Double Bedrooms, One with Built in Wardrobes
- Modern Shower Room
- Spacious Conservatory with Heating
- Kitchen/ Diner
- Single Garage & Off Street Parking
- Well Maintained Enclosed Rear Garden with Shed and Side Gate Access
- Sought After Village Location with a Strong Community Feel

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129321

The Property Ombudsman

Property Ref:
WSB129321 - 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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