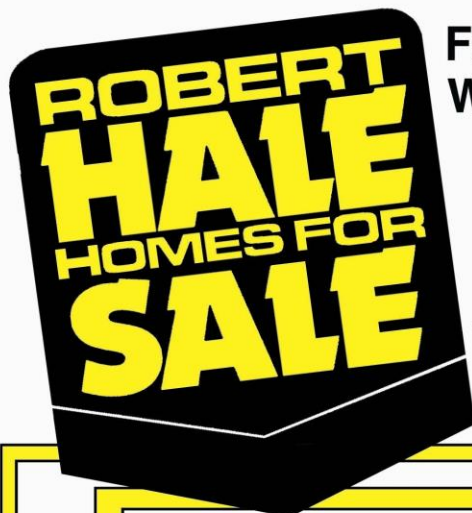




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7 DAYS

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**23 PERRY ROAD
LEVERINGTON
PE13 5AE**

THE PROPERTY: A LOVELY THREE BEDROOMED SEMI-DETACHED FAMILY HOUSE SITUATED ON A LARGE PLOT CLOSE TO SCHOOLS IN THIS HIGHLY SOUGHT AFTER VILLAGE * 22FT LOUNGE/DINER PLUS SEPARATE BREAKFAST ROOM * UTILITY * DOUBLE GARAGE/WORKSHOP PLUS MASSES OF PARKING * GENEROUS GARDENS TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * PLEASE NOTE THIS PROPERTY IS OF NON-STANDARD CONSTRUCTION, SO CASH BUYERS ONLY PLEASE.

THE PRICE: £199,995 **FREEHOLD EPC BAND D**

REF.9105

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF.9105 23 PERRY ROAD, LEVERINGTON

COUNCIL TAX: **BAND A FENLAND DISTRICT COUNCIL**

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With wall mounted wall cupboard/meter cupboard, stairway off.

LOUNGE/DINER: 22' 4" (max) x 13' 8" (max) With feature archway enclosing a fitted living flame gas fire, bay window, double glazed French double doors to rear garden.

BREAKFAST ROOM: 11' 9" (max) x 7' (max).

KITCHEN: 9' 2" (max) x 9' (max) With Worcester gas fired wall mounted combi-boiler, preparation surfaces with drawers & cupboards under, tiled floor, built tin storage cupboard, range of wall cupboards, part tiled walls, inset stainless steel single drainer sink unit with mixer tap & cupboards under.

GROUND FLOOR CLOAKROOM/W.C.:

With tiled floor, low level W.C., hand wash basin with tiled splash back.

UTILITY: 13' (max) x 8' (max) With work top with space/plumbing under for washing machine and space for condensing tumble drier, tiled recess for domestic appliance.

FIRST FLOOR:

LANDING: With access to loft.

SHOWER ROOM/W.C.: With low level W.C., tiled walls, pedestal wash basin, Mira Electric shower, extractor fan.

BEDROOM NO 1: 11' 1" (max) x 10' 10" (max) With fitted full width range of fitted wardrobe/cupboards.

BEDROOM NO 2: 11' 3" (max) x 9' 5" (max) With built in double wardrobe/cupboard, access to useful boarded side loft.

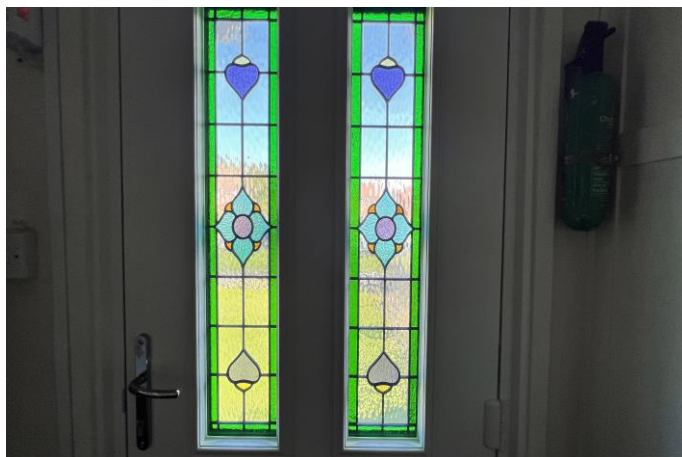
BEDROOM NO 3: 10' 2" (max) x 7' (max) 'L' shaped with fitted wardrobe/cupboard.

OUTSIDE: **STORE : WORKSHEDS**

GARAGE: 19' 1" (max) x 9' 4" (max) With up & over door, power & lighting.

GARAGE/WORKSHOP 18' 8" (max) x 9' 6" (max) With up & over door, power & lighting.

GARDENS: To front laid to lawn with concrete pathways to the front entrance door and a concrete driveway/multi-vehicle off road parking space which extends along the side of the house. Generous gardens to rear laid to lawn with paved patio and additional concrete multi-vehicle off road parking space.



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