ROBERT HALE HOMES FOR SALE

Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU
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01945 465222
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Website:
www.robert-hale-homes.co.uk

7 DAYS
WISBECH 465222
MARCH 652785
NAEA NETWORK
OVER 1000 OFFICES



32 RICHMOND WAY
LEVERINGTON
PE13 5JX

THE PROPERTY: AN IMPOSING WELL PRESENTED THREE BEDROOMED SEMI-DETACHED HOUSE SITUATED IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN SCHOOL, PUB, POST & GARAGE * 16FT KITCHEN * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * OFF ROAD PARKING * ATTRACTIVE ENCLOSED GARDENS TO REAR * GARAGE CONVERTED INTO A LOVELY HOME OFFICE/PRIVATE SALON * VIEW QUICKLY TO AVOID DISAPPOINMENT!

THE PRICE: **offers over £180,000 FREEHOLD EPC BAND C** **REF.9063**

SELLING? FREE, FREE, VALUATIONS!

Ombudsman Scheme

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.

Ombudsman Scheme

REF:9063 32 RICHMOND WAY LEVERINGTON

COUNCIL TAX: **BAND B FENLAND DISTRICT COUNCIL**

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY:

ENTRANCE HALL: With stairway off.

LOUNGE/DINER: 13' (max) x 12' (max) With laminate floor, ceiling height exposed brick fire surround, understairs cupboard

KITCHEN/DINER: 16' 2" (max) x 13' 8" (max) With fitted Beko electric cooker, range of wall cupboards, electric hob hood, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, space/plumbing for washing machine, central heating programmer.

FIRST FLOOR:

LANDING: With built in airing cupboard housing hot water cylinder, access to loft.

BATHROOM/W.C.: With low level W.C., pedestal wash basin, panelled bath with Triton electric shower overhead

BEDROOM NO 1: 9' 10" (max) x 8' 1" (max).

BEDROOM NO 2: 9' 3" (max) x 9' 1" (max) With built in cupboard/wardrobe.

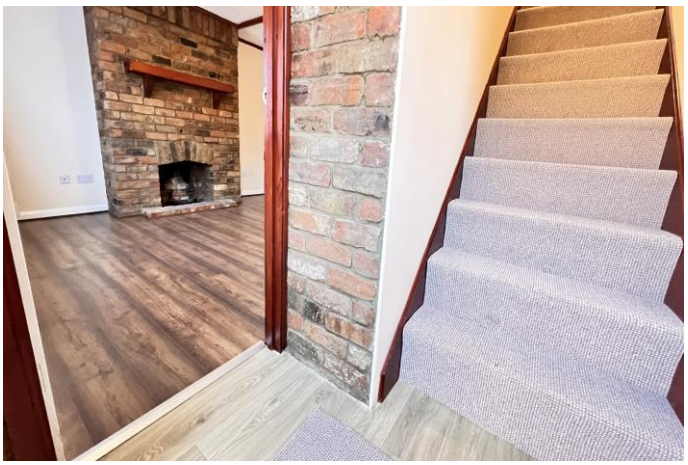
BEDROOM NO 3: 7' 8" (max) x 6' 7" (max)

OUTSIDE: **COLD WATER TAP : SECTIONAL STORE :**

PRIVATE SALON/HOME OFFICE:
15' 2" (max) x 8' 6" (max) With plinth & wash basin with mixer tap, hand wash basin with mixer tap & cupboard under, power & lighting.

GARDENS: To front down to a block paved patio and block paved off road parking space. Concrete pathway to side leads through to a timber gate to the attractive enclosed rear garden which is laid to lawn with borders, shrubs and a paved patio.

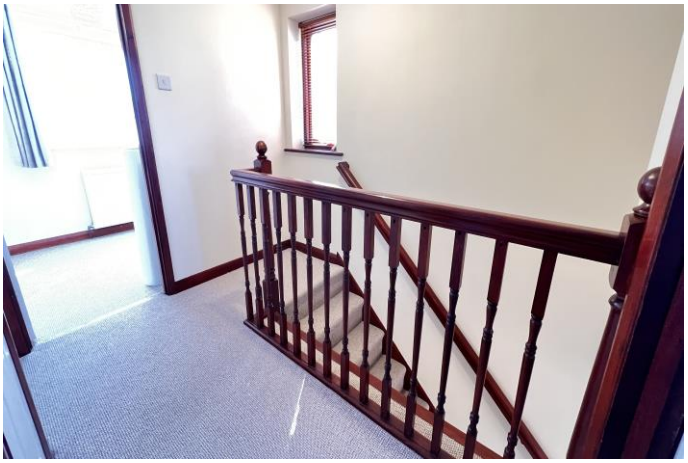




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