



Woolcroft Close, Leverington, Wisbech, PE13 5EW

Welcome to

Woolcroft Close, Leverington, Wisbech

LOOKING FOR THE QUIET LIFE ON ONE LEVEL? Situated in a quiet cul de sac location with open field views to the rear, this link detached bungalow would be ideal for those wanting a little peace and quiet without the stairs! With two double bedrooms and a 17' lounge, the property also benefits from a conservatory, PVCu double glazing, gas radiator central heating, a single garage and is available with no onward chain.





Front Porch

Entrance Hall

Lounge

10' 9" x 17' 6" (3.28m x 5.33m)

Kitchen

8' 4" x 8' (2.54m x 2.44m)

Conservatory

6' 9" x 12' 2" (2.06m x 3.71m)

Bedroom One

10' 8" excluding wardrobes x 10' 7" (3.25m excluding wardrobes x 3.23m)

Bedroom Two

10' 2" x 10' 1" (3.10m x 3.07m)

Shower Room

8' 5" x 5' 6" (2.57m x 1.68m)

Garage

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

Woolcroft Close, Leverington, Wisbech

- Link detached bungalow
- Two double bedrooms
- Conservatory
- Cul de sac location
- No onward chain

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

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127091



Property Ref:
WSB127091 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Leverington. At the second set of traffic lights turn left signposted Leverington & Parson Drove. At the Rising Sun Public House bear left into Leverington Common. Continue along and turn right into Woolcroft Close where the property is located.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk