ROBERT HALE HOMES FOR SALE

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7 DAYS
WISBECH 465222
MARCH 652785
NAEA NETWORK
OVER 1000 OFFICES



12 CHAUCER CLOSE
LEVERINGTON
PE13 5AZ

THE PROPERTY: WELL PRESENTED TWO DOUBLE BEDROOM GARAGE LINKED DETACHED BUNGALOW SITUATED AT THE END OF A HIGHLY SOUGHT AFTER RESIDENTIAL CUL-DE-SAC IN THIS HIGHLY POPULAR VILLAGE WITH IT'S OWN SHOP POST OFFICE & PUB *FITTED KITCHEN WITH BUILT-IN OVEN & HOB *TWO DOUBLE BEDROOMS *WELL PROPORTIONED LOUNGE *ATTRACTIVE ENCLOSED GARDENS TO REAR *21' GARAGE/WORKSHOP *LOTS & LOTS OF OFF ROAD PARKING *GAS CENTRAL HEATING *DOUBLE GLAZING *SENSIBLY PRICED FOR A QUICK SALE SO DON'T DELAY! *VIEW TODAY! *NO UPWARD CHAIN

THE PRICE: **oieo £190,000** **FREEHOLD** **EPC BAND D** **REF. 9115**

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. 9115 12 CHAUCER CLOSE, LEVERINGTON

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

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 15' 10" (max) x 14' (max) With reconstituted stone fire surround with tiled hearth and enclosing a coal effect fire.

FITTED KITCHEN: 10'5" (max) x 9'2 (max) With gas fired wall mounted C/H boiler, built-in electric hob, built-in electric oven, part tiled walls, preparation surfaces with drawers and cupboards under, inset single drainer sink unit with mixer tap and cupboards under, space/plumbing for automatic washing machine, range of wall cupboards.

INNER LOBBY: With access to loft.

BATHROOM/W.C.: With built-in airing cupboard housing hot water cylinder with immersion heater, panelled bath with thermostatic shower overhead, pedestal wash basin, low level w.c., tiled walls, extractor fan, medicine cabinet.

BEDROOM NO 1: 13'1" (max) x 12'9" (max) With built-in double wardrobe/cupboard.

BEDROOM NO 2; 11'9" (max) x 9'10" (max) With built-in double wardrobe/cupboard.

OUTSIDE: **SUMMER HOUSE: OUTSIDE LANTERN: STANDARD LAMP:**

GARAGE/WORKSHOP: 21' (max) x 8'3" (max) With up and over door, power and lighting, personal door.

ATTRACTIVE GARDENS: To front, laid to lawn, with numerous shrubs, trees, conifers and an extensive multi vehicle hard standing/driveway. Timbers gate to side opens onto a pathway leading to the attractive enclosed gardens to rear, which are also laid to lawn with conifers, shrubs, trees and beds, shingle patio area and a paved pathways..





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