



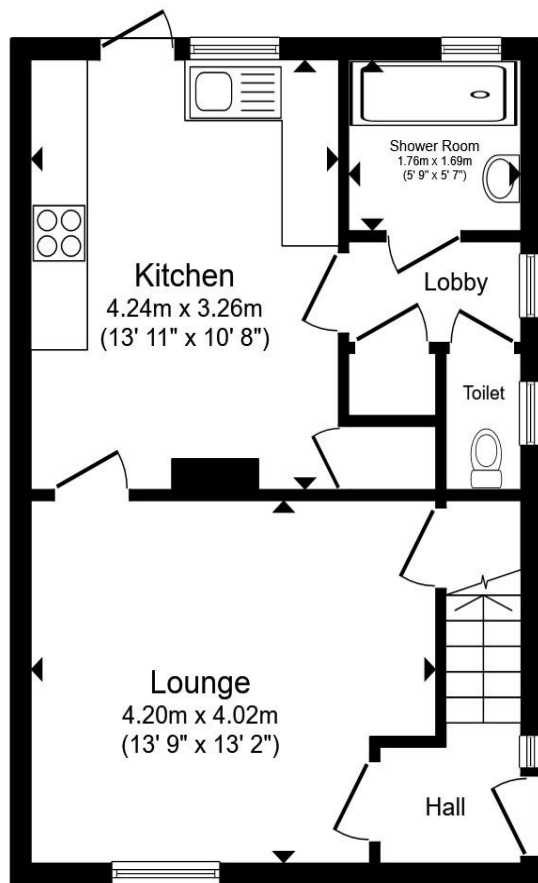
St. Leonards Road, Leverington Wisbech PE13 5BA

Welcome to

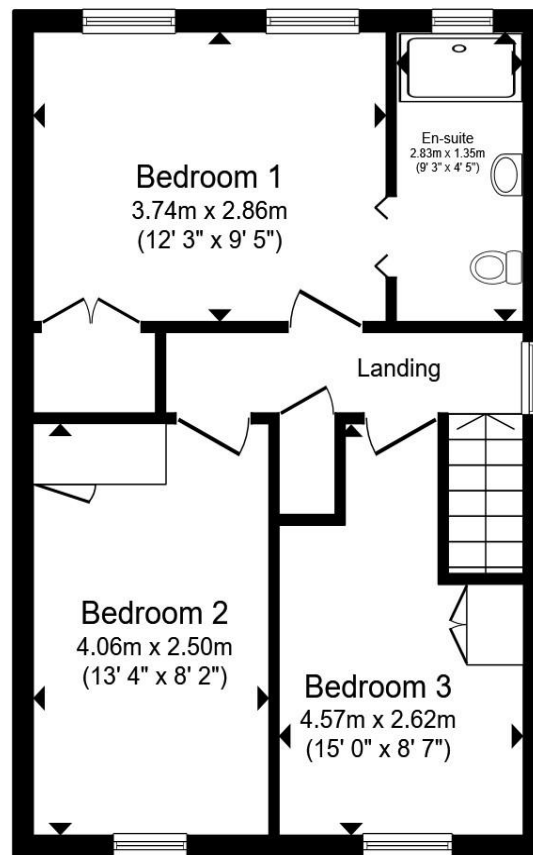
St. Leonards Road, Leverington Wisbech

Occupying an attractive position with open fields to the rear, this established semi-detached house offers generous accommodation and excellent potential for those looking to add their own personal touch. Offered with no onward chain, the property is available for an uncomplicated move. The home features three generous bedrooms, with the principal bedroom benefiting from its own en-suite, providing comfortable and private accommodation. The refitted kitchen offers a practical and contemporary space for everyday cooking and dining, while a separate WC adds further convenience. The property requires some cosmetic updating, presenting an excellent opportunity for a purchaser to refresh and personalise the accommodation to their own taste without the need for major structural works. Externally, the property benefits from private driveway parking, providing convenient off-road parking for residents and visitors. To the rear, the open outlook across the fields creates a pleasant and appealing setting. Combining generous accommodation, useful improvements, private parking and a desirable open aspect, this is an excellent opportunity for buyers seeking a home with scope to make their own mark. 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.





Ground Floor



First Floor

Total floor area 82.2 m² (885 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

Entrance Hall

Lounge

Kitchen

Rear Hallway

Downstairs Bathroom

Separate Wc

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Welcome to

St. Leonards Road, Leverington Wisbech

- Established semi-detached house
- Three generous bedrooms
- Refitted kitchen
- Open fields to rear
- No onward chain

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

directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton to the second set of traffic lights and bear left signposted Leverington. At the Rising Sun Public House turn right into Church Road and bear left onto Gorefield Road. Continue along and turn right into Woodgate Road, then left into St Leonards Road, follow the road round to the right, and the property will be found on your left hand side.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129057



Property Ref:
WSB129057 - 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.

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk