



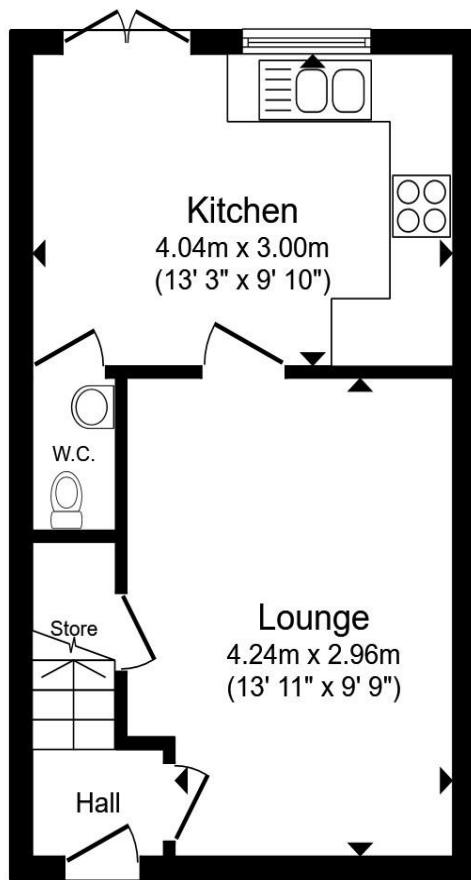
Delamore Drive, Leverington Wisbech PE13 5FT

Welcome to

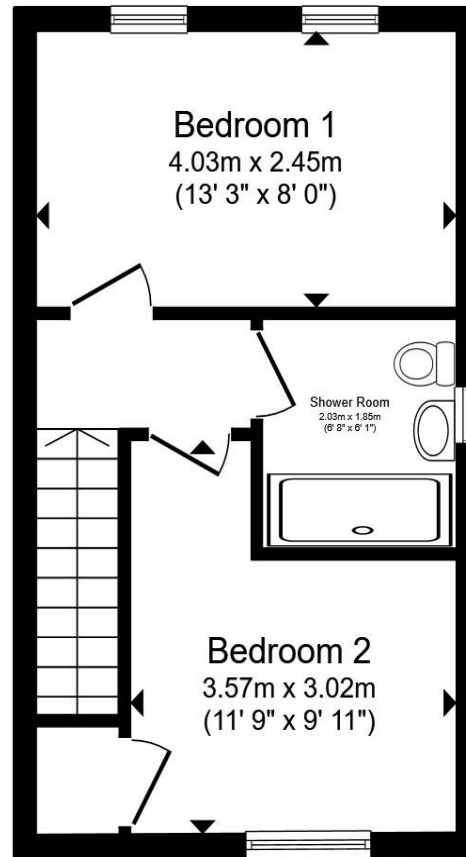
Delamore Drive, Leverington Wisbech

Situated on the edge of this popular modern development, this semi-detached house, built approximately three years ago, offers stylish, energy-efficient accommodation ideal for first-time buyers, downsizers or investors. The property features two double bedrooms, providing comfortable and well-proportioned living space. The heart of the home is the impressive 13' fully integrated kitchen/dining room, fitted with a range of modern appliances and offering an ideal space for everyday dining and entertaining. A downstairs cloakroom adds further convenience to the practical ground floor layout. Designed with modern living in mind, the property also benefits from an air source heat pump heating system, providing an energy-efficient and environmentally friendly way to heat the home. Externally, the property enjoys private driveway parking and occupies a desirable edge-of-development position, offering a pleasant setting within this sought-after residential area. Combining contemporary design, quality finishes and excellent energy efficiency, this superb home is ready to move straight into and enjoy. 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

Entrance Hall

Lounge

Kitchen/Dining Room

Downstairs Cloakroom

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Agents Note:

'Heating to the property is served by Air Source Pump. Please contact the branch for more details'

Total floor area 56.8 m² (612 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

Welcome to

Delamore Drive, Leverington Wisbech

- Modern semi-detached house
- Two double bedrooms
- 13' fully integrated kitchen/dining room
- Air source pump heating system
- Private driveway parking

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

offers in excess of

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128906



Property Ref:
WSB128906 - 0003

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.



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