

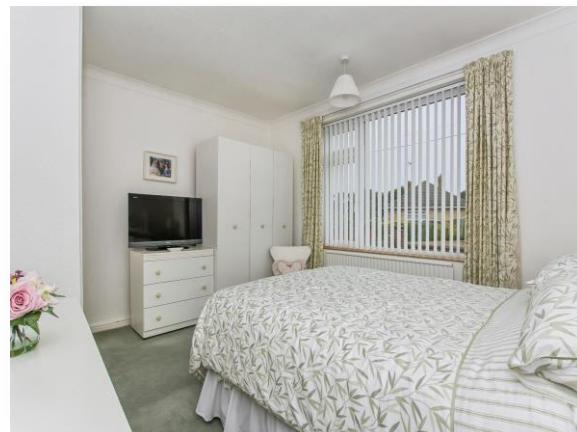


**The Chase, Leverington Road, Wisbech PE13 1RX**

Welcome to

## The Chase Leverington Road, Wisbech

Set within a sought-after residential address, this established detached bungalow on The Chase offers well-balanced accommodation, generous outdoor space, and the convenience of no onward chain. Inside, the layout includes a spacious 16' lounge filled with natural light and a sociable 16' kitchen/dining room, perfect for family meals and entertaining. The property also provides three comfortable bedrooms and a refitted bathroom, bringing a modern touch to this welcoming home. Externally, the bungalow is enhanced by a generous south-facing rear garden, offering sunshine throughout the day and ideal for gardening, outdoor dining, or relaxation. To the front, there is off-road parking, adding everyday practicality. Well presented yet offering scope to personalise, this home represents a rare opportunity to secure a detached bungalow with both space and sunshine in one of the area's most desirable settings.





### Entrance Hall

### Lounge

16' x 12' 5" maximum ( 4.88m x 3.78m maximum )

### Kitchen/Dining Room

9' 10" x 16' ( 3.00m x 4.88m )

### Bedroom One

10' 5" into wardrobes x 12' 8" ( 3.17m into wardrobes x 3.86m )

### Bedroom Two

12' 6" x 9' 6" ( 3.81m x 2.90m )

### Bedroom Three

8' 1" x 9' 5" into wardrobes ( 2.46m x 2.87m into wardrobes )

### Bathroom

9' 2" x 5' 6" ( 2.79m x 1.68m )

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](http://www.focalagent.com)

## Welcome to

### The Chase Leverington Road, Wisbech

- Established detached bungalow
- Three bedrooms
- Refitted bathroom
- Generous south-facing rear garden
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£224,000**



**view this property online** [williamhbrown.co.uk/Property/WSB127235](http://williamhbrown.co.uk/Property/WSB127235)

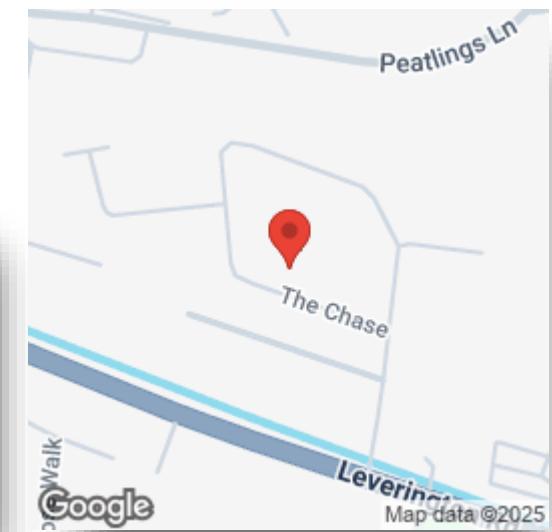
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.



Property Ref:  
WSB127235 - 0004

#### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue out of town taking note of ASDA on your left hand side. Proceed along and turn right into The Chase. Take the first left turn and the property is on the left hand side. Look out for our board!



Please note the marker reflects the postcode not the actual property



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