



**Morgans Court, Leverington Road, Wisbech, PE13 1PJ**

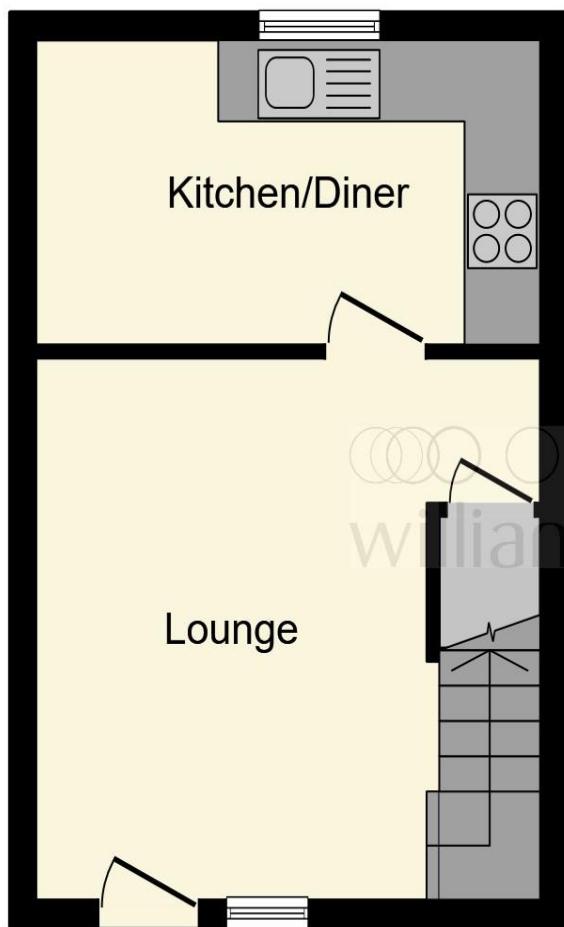
Welcome to

## Morgans Court, Leverington Road, Wisbech

ATTENTION INVESTORS!! Tucked away on Leverington road, this two-bedroom mid-terrace home offers the perfect blend of comfort and convenience. Ideally situated within walking distance to Wisbech town centre, a perfect home to add to your portfolio! Tenant in situ. Step inside to a welcoming lounge, leading to a well-equipped kitchen/diner, ideal for home-cooked meals and entertaining. Upstairs, a spacious double bedroom and a cosy single bedroom provide comfortable living, with built-in storage cupboards ensuring clutter-free space. The family bathroom is well-appointed on the first floor. Although there is no garden, the home benefits from one private parking space, a sought-after feature in this location. Well-connected with local schools and amenities nearby, this property is positioned for easy everyday living. With Freehold ownership, this is a fantastic opportunity to secure a home in a prime location. Don't miss out-book your viewing today!

Please note: tenants are now in place





**Ground Floor**



**First Floor**

**Lounge**  
9' 8" x 12' 11" ( 2.95m x 3.94m )

**Kitchen / Diner**  
12' 10" x 7' 5" ( 3.91m x 2.26m )

**Bedroom One**  
11' 3" x 9' 9" ( 3.43m x 2.97m )

**Bedroom Two**  
8' 9" x 6' 5" ( 2.67m x 1.96m )

**Family Bathroom**

**Outside**

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

# Morgans Court, Leverington Road, Wisbech

- Two-bedroom mid-terrace home
- Lounge & kitchen/diner
- 1 private parking space
- Walking distance to Wisbech town centre
- Nearby schools & local amenities
- No Chain
- Tenant in Situ

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £115,000



**view this property online** [williamhbrown.co.uk/Property/WSB127038](http://williamhbrown.co.uk/Property/WSB127038)

## Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue out of town into Leverington Road and turn left into Morgans Court where the property will be found on your right hand side in the corner.



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB127038 - 0005

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



**01945 464451**



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**williamhbrown.co.uk**