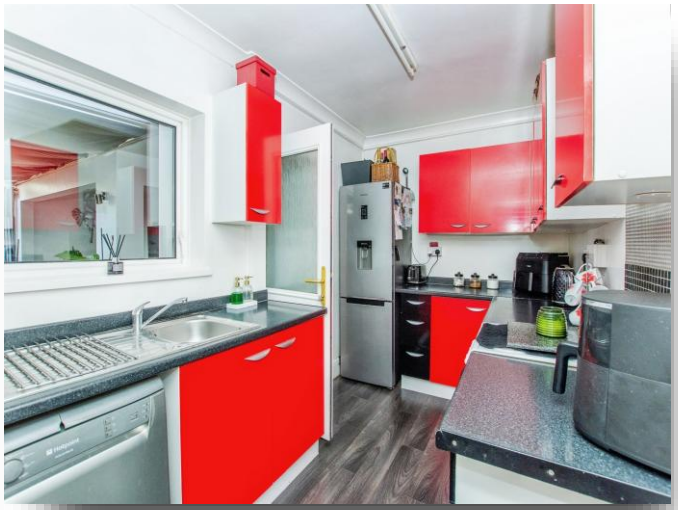

Perry Road, Leverington, Wisbech, PE13 5AB

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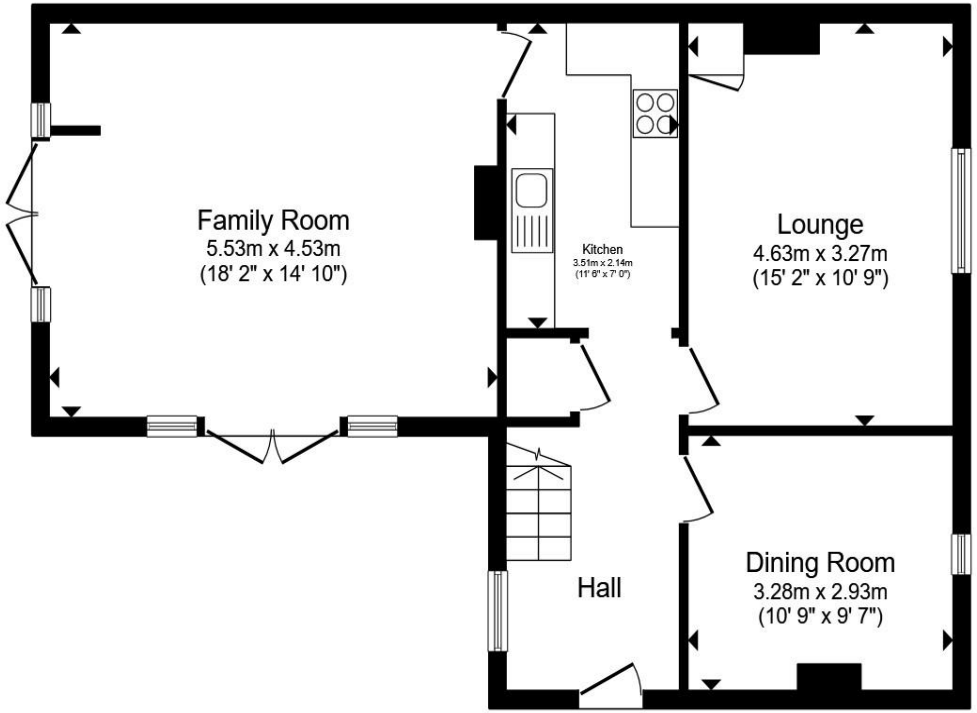
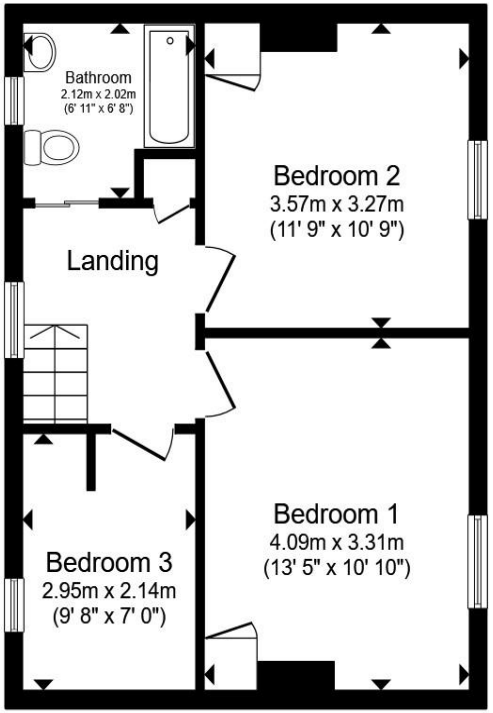
Welcome to

Perry Road, Leverington, Wisbech

Situated on Perry Road in the sought-after village of Leverington, this spacious three-bedroom semi-detached home offers generous indoor and outdoor space, ideal for families. A key feature is the large frontage providing off-road parking for 5-6 vehicles. To the rear, the impressive garden is both wide and exceptionally long, offering plenty of room for children, entertaining and relaxation. Part is gravelled for low maintenance, with the remainder laid to lawn. Inside, the entrance hall leads to a separate dining room and living room. Originally one larger reception space, these rooms could potentially be combined again to create a substantial open-plan living area, subject to any necessary consents. The rear kitchen opens into a spacious conservatory, providing flexible accommodation for a utility area, additional sitting room or family space. Upstairs are two double bedrooms, a single bedroom and a family bathroom. Offered with no onward chain, this fantastic home is not to be missed. 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

Kitchen

Dining Room

Lounge

Family Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

'Heating to the property is served by Electric. Please contact the branch for more details'

Total floor area 109.9 m² (1,183 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

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Welcome to

Perry Road, Leverington, Wisbech

- 3 Bed Semi Detached House
- Substantial Enclosed Rear Garden
- Ample Off Street Parking for 5/ 6 Vehicles
- 2 Double Bedrooms and One Single
- Generous Conservatory
- 2 Reception Rooms
- Village Location
- No Onward Chain

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

£195,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128883

The Property Ombudsman

Property Ref:
WSB128883 - 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

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.