



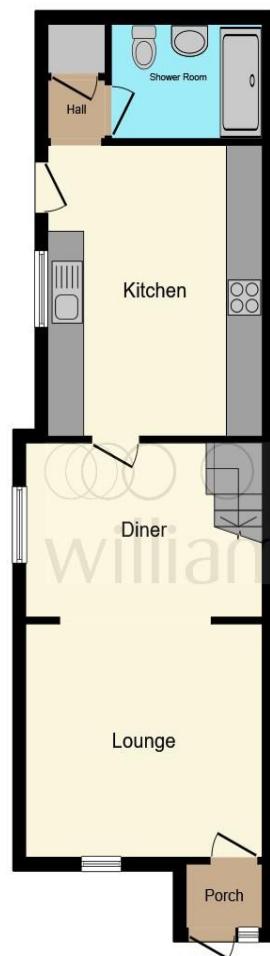
Leverington Common, Leverington Wisbech PE13 5BW

Welcome to

Leverington Common, Leverington Wisbech

Located in the sought-after Leverington Common, this established two double bedroom semi-detached home blends a welcoming layout with modern updates and generous outdoor space. The property features an inviting open plan lounge/dining room, creating a bright and sociable heart to the home. The 14' refitted kitchen offers ample workspace and storage, perfect for those who love to cook, while the refitted downstairs shower room and refitted upstairs cloakroom add contemporary convenience. Both bedrooms are well-proportioned doubles, ideal for guests, family, or home working. Outside, the home benefits from off-road parking and a single garage, while the generous rear garden offers plenty of room for entertaining, gardening, or simply relaxing in the open air. With PVCu double glazing and gas radiator central heating, this is a comfortable and well-presented home in a desirable location - ready to move straight into and enjoy.





Ground Floor



First Floor

Front Porch

Lounge

11' 11" x 12' 11" (3.63m x 3.94m)

Dining Area

8' 10" x 12' 11" maximum (2.69m x 3.94m maximum)

Kitchen

14' 9" x 11' 8" (4.50m x 3.56m)

Rear Hallway

Shower Room

5' 10" x 8' 3" (1.78m x 2.51m)

First Floor Landing

Bedroom One

8' 10" x 12' 11" (2.69m x 3.94m)

Bedroom Two

9' 2" x 10' (2.79m x 3.05m)

Cloakroom

2' 11" x 6' 9" (0.89m x 2.06m)

Garage

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

Welcome to

Leverington Common, Leverington Wisbech

- Established semi-detached house
- Two double bedrooms
- Open plan Lounge/dining room
- Refitted kitchen and shower room
- Single garage and off-road parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£170,000



view this property online williamhbrown.co.uk/Property/WSB127355

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:
WSB127355 - 0004

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue into Leverington Road and at the traffic lights turn left signposted Leverington. Continue along into Leverington Common and proceed along where the property will be found on your right hand side.

Please note the marker reflects the postcode not the actual property

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