



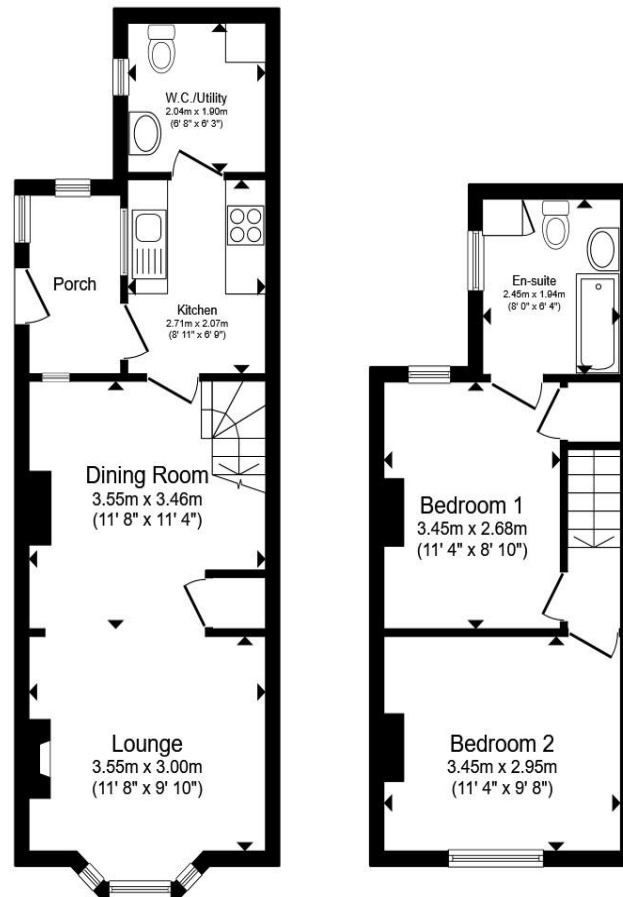
Roman Bank, Leverington Wisbech PE13 5AR

Welcome to

Roman Bank, Leverington Wisbech

Situated in the sought-after village of Leverington, this charming two-bedroom semi-detached home is ideal for first-time buyers, downsizers or investors alike. To the front, a gravelled driveway provides off-road parking for two vehicles. Entering via the side lean-to, which offers an ideal utility and storage space, you are welcomed into a modern fitted kitchen. To the rear is a convenient ground floor WC/utility room. The spacious lounge/diner enjoys a bright and airy feel, featuring a bay window to the front and a large understairs cupboard providing excellent storage. Upstairs, there are two generous double bedrooms and a family bathroom, fitted with a bath and shower over. Outside, the immaculately maintained enclosed rear garden is arranged over multiple levels, with a gravelled seating area and a lawned section below. A brick-built sunroom provides valuable additional living space, perfect for relaxing, entertaining or enjoying the views. Backing onto open fields, the property benefits from stunning countryside outlooks and beautiful sunsets, creating a peaceful and picturesque setting. 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

Total floor area 62.8 m² (676 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

Entrance Porch

Kitchen

Utility With Wc

Lounge

Dining Room

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Agents Note:

'Waste from the property is served by Septic Tank. Contact the branch for more details'.

'Heating to the property is served by Gas Central Heating, Log Burner/Multi fuel in living room. Please contact the branch for more details'

Welcome to

Roman Bank, Leverington Wisbech

- Homely 2 Bed Semi Detached House
- 2 Double Bedrooms
- Ensuite to Master Bedroom
- Downstairs WC & Utility Room
- Spacious Brick Built Garden Room
- Immaculately Kept, Split Level Garden
- Sought After Village Location
- Off Street Parking on the Gravelled Drive

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

£185,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128805



Property Ref:
WSB128805 - 0002

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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