



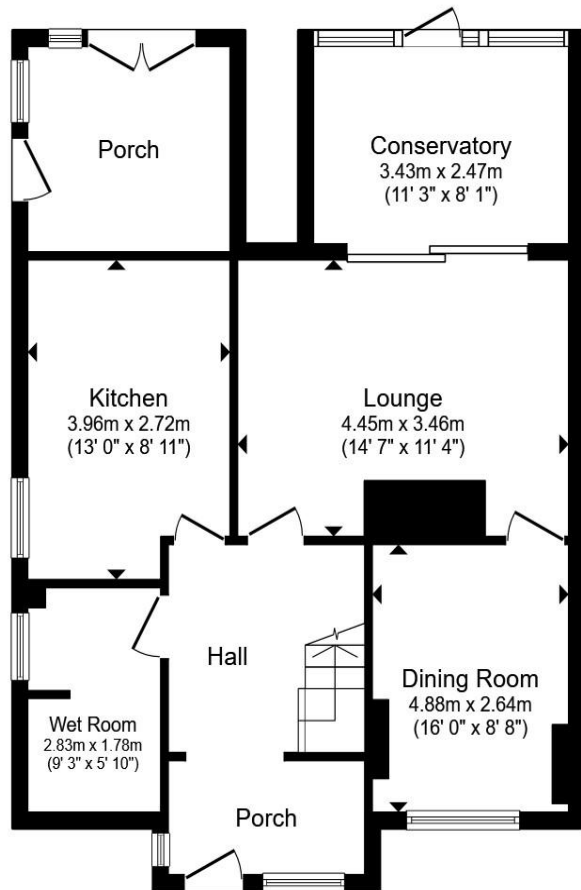
**Woodgate Road, Leverington Wisbech PE13 5AU**

**Welcome to**

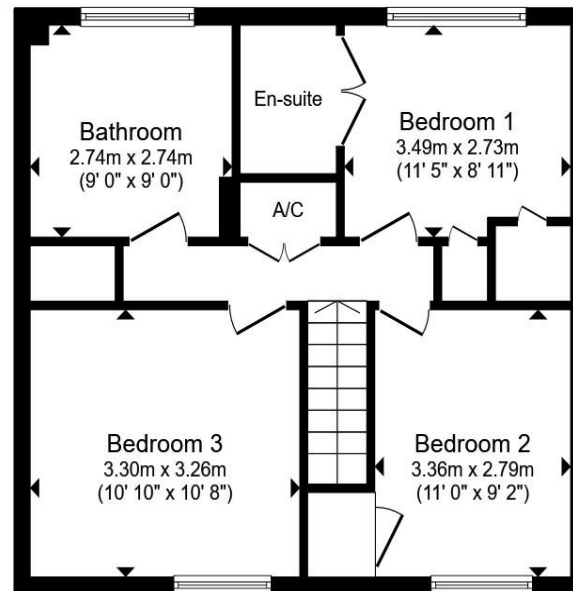
## **Woodgate Road, Leverington Wisbech**

Offered with the benefit of no onward chain, this established semi-detached house provides spacious and versatile accommodation, making an ideal family home with plenty of flexibility for modern living. The property offers three well-proportioned bedrooms, complemented by both a bathroom and separate shower room, providing practical facilities for a busy household. The ground floor features two reception rooms, offering excellent flexibility for relaxing, dining, entertaining or working from home, while the additional conservatory provides a useful further living space with views towards the garden. A useful utility room adds valuable practicality, providing dedicated space for laundry and household appliances while keeping the main living areas uncluttered. Externally, the property benefits from private driveway parking, providing convenient off-road parking for residents and guests. Combining generous accommodation, versatile living space and practical features, this attractive home represents an excellent opportunity for families, first-time buyers or those looking for additional space, with the added convenience of no onward chain. 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**

- Front Porch**
- Entrance Hall**
- Downstairs Shower Room**
- Kitchen**
- Utility Room**
- Lounge**
- Conservatory**
- Dining Room**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**

Total floor area 111.7 m<sup>2</sup> (1,202 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](http://www.propertybox.io)

**Welcome to**

## **Woodgate Road, Leverington Wisbech**

- Established semi-detached house
- Three bedrooms
- Two receptions plus conservatory
- Bath and shower rooms
- No onward chain

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

### **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. Continue along and at the traffic lights turn left signposted Leverington & Parson Drove. Proceed along and at the Rising Sun Public House turn right into Church Road. Continue along Church Road following the road round to the left, past the church, into Gorefield Road. Continue along and turn right into Woodgate Road where the property can be found on your right hand side, look for our board!

**£170,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128358](http://williamhbrown.co.uk/Property/WSB128358)



Property Ref:  
WSB128358 - 0003

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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