



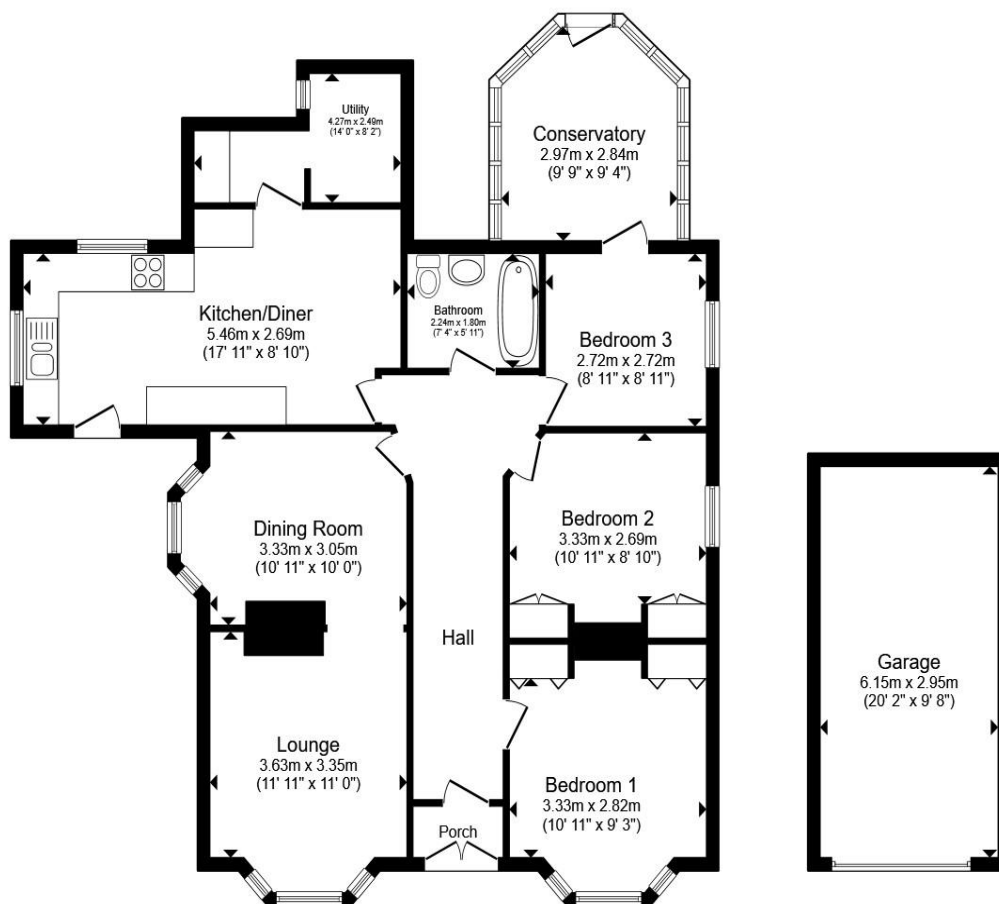
**Leverington Common, Leverington Wisbech PE13 5BW**

## Welcome to

### Leverington Common, Leverington Wisbech

An opportunity to acquire a detached bungalow set in a popular and sought village of Leverington Common close to the Fenland market town of Wisbech. The property has been in the same ownership for many years and would now benefit from updating and has potential to extend subject to obtaining the necessary permission from Fenland District Council. The current accommodation is hallway, lounge, breakfast kitchen, dining room, conservatory, three bedrooms and family bathroom. Leverington Common lies approximately 2miles north of the town centre where an array of high street shops, business and leisure facilities can be found, the A47 trunk road provides access to King's Lynn and Peterborough. Accommodation: Ground Floor: Entrance hall, breakfast kitchen, dining room, lounge, conservatory, three bedrooms, family bathroom. Exterior: Front garden with horseshoe shaped driveway providing ample parking, access to garage, numerous storage sheds and green houses, plot extends to approximately 0.325 acres (STMS). Viewings: By arrangement with our Joint Auctioneers William H Brown, Wisbech. Tel: 01945 464451. 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.





**Floor Plan**

**Garage**

Total floor area 125.3 m<sup>2</sup> (1,349 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)



**Entrance Hall**

**Kitchen**

**Dining Room**

**Lounge**

**Conservatory**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**Exterior**

**Agents Note:**

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

**Agents Note:**

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

**Important Notice:**

Please see Branch for details

**Guide Price:**

Please see Branch for details

**Important Information:**

Please see Branch for details

**Welcome to**

## **Leverington Common, Leverington Wisbech**

- Detached 3 Bed Bungalow
- Generous Plot Extending to 0.32 Acres STMS
- Requires updating & refurbishment with potential to extend or re-develop (STPP)
- Located within a popular residential area of Leverington Common
- Viewing Available Now!

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128778](http://williamhbrown.co.uk/Property/WSB128778)



Property Ref:  
WSB128778 - 0004

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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