



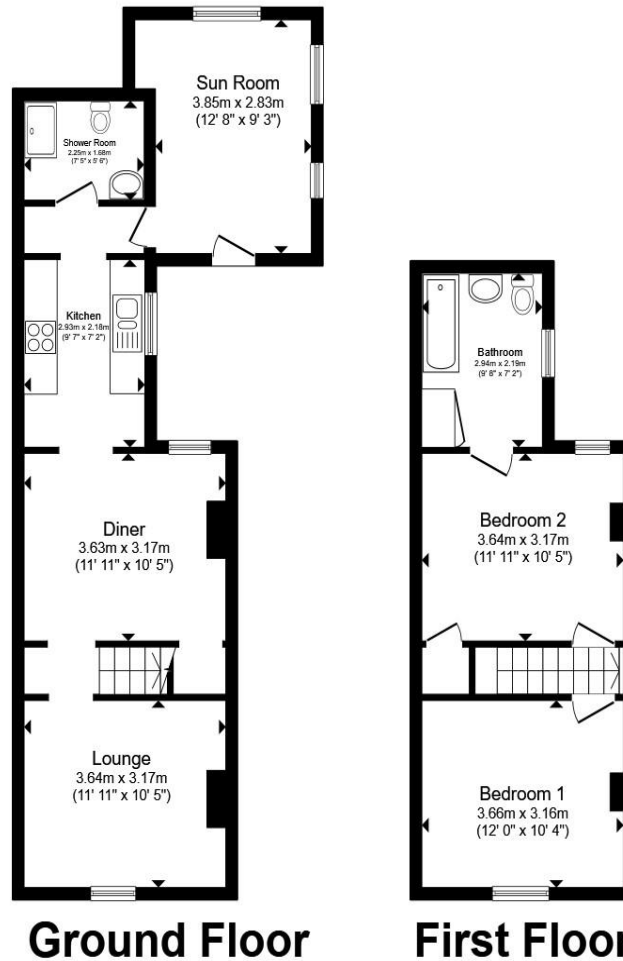
Sutton Road, Leverington Wisbech PE13 5DU

Welcome to

Sutton Road, Leverington Wisbech

Clareview, Sutton Road, Leverington, is an exciting opportunity to acquire a spacious semi detached home occupying an impressive plot with beautiful open field views to the rear. Offered to the market with no onward chain, this well positioned property provides excellent potential for further enhancement, extension or redevelopment, subject to the necessary permissions. The accommodation includes two well proportioned bedrooms and three versatile reception rooms, comprising a welcoming lounge, a separate dining room and a bright sun room, offering excellent space for both everyday living and entertaining. The layout provides flexibility to suit a range of buyers, from families and downsizers to those seeking a property with scope to create their ideal home. Externally, the property continues to impress with a garage and ample driveway parking for multiple vehicles. The generous grounds surround the home and offer huge potential for landscaping, expansion or simply enjoying the space and scenic rural outlook. Set within a sought after village location, Clareview combines peaceful surroundings, outstanding views and exciting possibilities, making it a rare opportunity not to be missed indeed. 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.





Lounge

Kitchen

Reception Room

Downstairs Shower Room

Sun Room

First Floor Landing

Bedroom One

Bedroom Two

Family Bathroom

Agents Note:

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

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

Total floor area 85.5 m² (921 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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Sutton Road, Leverington Wisbech

- NO ONWARD CHAIN
- NEWLY FITTED BATHROOM SUITE
- OPEN FIELD VIEWS
- TWO BEDROOMS
- AMPLE PARKING

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

£185,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128806



Property Ref:
WSB128806 - 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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk