

Guide Price

£120,000

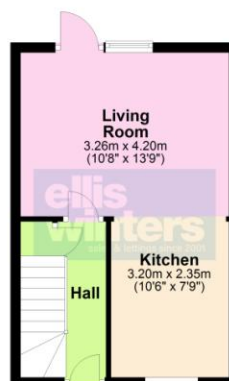
10 Mikanda Close, Wisbech, PE13 2TU



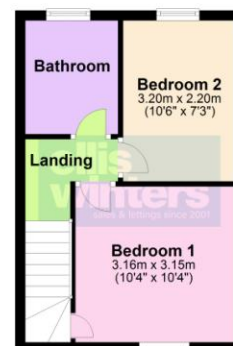
To arrange a viewing call us now on 01354 701000

ATTENTION FIRST TIME BUYERS OR INVESTORS!!!! This home boasts lounge overlooking the rear garden, kitchen, TWO BEDROOMS and a re-fitted bathroom. Outside the garden is laid to patio and lawn with a communal parking area close by. NO CHAIN!! Property is offered for sale through the modern method of auction which is operated by iamsold Limited. EPC - D

Ground Floor
Approx. 27.2 sq. metres (292.9 sq. feet)



First Floor
Approx. 26.7 sq. metres (287.8 sq. feet)



Total area: approx. 53.9 sq. metres (580.6 sq. feet)

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Ground Floor

Hall

Stairs to first floor and landing, tiled flooring, electric heater.

Kitchen

3.20m (10'6") x 2.35m (7'9")
Base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, electric cooker point, tiled flooring, window to front, open plan to:



Living Room

4.20m (13'9") x 3.26m (10'8")
Door to rear garden, electric heater, laminate flooring.

First Floor & Landing

Bedroom 1

3.16m (10'4") x 3.15m (10'4")
Window to front, electric heater, airing cupboard housing hotwater tank.



Bedroom 2

3.20m (10'6") x 2.20m (7'3")
Window to rear, electric heater.

Bathroom

Fitted with a three piece suite comprising panelled bath with mixer tap shower over, pedestal wash hand basin and low-level WC, ceramic tiling, window to rear, electric heater.



Outside

The front garden is enclosed by fencing and the rear garden is laid to patio and lawn. There is a communal parking area on a first come first served basis.



Freehold

Council tax band A

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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