



All enquiries Ref: James Paterson



- **Freehold two floor semi-detached house requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on Goodens Lane between its junctions with Church Lane and High Road. Public transport links include Stagecoach route 50 bus, serving Goodens Lane and connecting Newton-in-the-Isle with Wisbech, and March mainline rail station (Peterborough–Norwich/Cambridge lines), approximately 8 miles away. Road links include the B1165 (High Road) through Newton-in-the-Isle and the A47 Wisbech bypass, providing fast routes to Wisbech, Peterborough, King's Lynn, and Norwich. Village amenities can be found locally within Newton-in-the-Isle village, with an extensive range of supermarkets, banks, cafés, and takeaways in Wisbech town centre. Recreational pursuits can be found locally at Newton-in-the-Isle Village Hall and Recreation Ground plus St James Church green spaces, with wider leisure options at Wisbech Park.

Description:

Freehold semi-detached house arranged over ground and first floors with front, side and rear garden, requiring modernisation.

Accommodation:

First floor: Three bedrooms,
Ground floor: Reception room, kitchen, bathroom/WC
Outside: Front and rear gardens
Gross Internal Area (GIA): (Source: EPC): Approximately 80 sq m (861 sq ft)

EPC rating: E

Council Tax Band: A

Potential:

The property may be suitable for extensions subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

