



Downham Road, Outwell, WISBECH, PE14 8SE

welcome to

Downham Road, Outwell, WISBECH

Chain free! A rare opportunity to purchase this deceptively spacious, three bedroom period property, located within the peaceful village of Outwell. This charming property is in need of some updating throughout, yet offers the perfect blank canvas to create a beautiful & spacious family home.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Stairs leading to the first floor landing with under-stairs storage cupboard.

Lounge

12' 7" x 12' 8" (3.84m x 3.86m)
Double-glazed window to the front. Two radiators. Fireplace.

Dining Room

10' 9" x 12' 8" (3.28m x 3.86m)
Double-glazed window to the front. Radiator. Fireplace.

Snug

10' x 12' 8" (3.05m x 3.86m)
Double-glazed window to the rear. Radiator. Double-glazed door to the rear.

Kitchen

9' 7" x 12' 9" (2.92m x 3.89m)
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, and space for a freestanding cooker. Radiator. Double-glazed window to the side & single-glazed window to the rear. Single-glazed door to the rear leading to the rear garden.

Conservatory

17' 8" x 7' 4" (5.38m x 2.24m)
Of brick & uPVC construction with pitched roof. One single-glazed door to either side. Door leading to:

Storage Space

Single-glazed window to the side.

Cloakroom

Fitted with WC & wash hand basin. Single-glazed window to the side.

First Floor Landing

Stairs from the entrance hall. Radiator. Single-glazed stained glass window to the rear.

Bedroom One

12' 9" x 13' (3.89m x 3.96m)
Double-glazed window to the front. Radiator. Airing cupboard.

Bedroom Two

12' 9" x 12' 3" (3.89m x 3.73m)
Double-glazed window to the front. Radiator.

Bedroom Three

12' 8" x 10' (3.86m x 3.05m)
Double-glazed window to the rear. Radiator.

Bathroom

Fitted with pedestal wash hand basin & bath. Radiator. Airing cupboard. Double-glazed window to the rear.

Separate W.C

Fitted with WC. Single-glazed window to the side.

Outside

To the rear of the property, you will find an attractive, low-maintenance courtyard garden. This private space is mainly laid to paving & brickweave, alongside a number of plants, shrubs & hedges. Further to this is a additional, generous garden space; this area is mainly laid to lawn, alongside various plants, shrubs & mature trees. To the rear of the property, you will also find a double garage.

Agent's 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.



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Downham Road, Outwell, WISBECH

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom period property
- Lounge, dining room, snug + conservatory

Tenure: Freehold EPC Rating: F

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM111945 - 0005

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.

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