



Moyes Bank, Marshland St. James, Wisbech, PE14 8HE

welcome to

Moyses Bank

CREATE THE PERFECT HOME! A fantastic opportunity to purchase a property that you can make into your own! Set on a large plot of an estimated 0.25 acres (STS) this semi-detached home offers plenty of space for a growing family whilst being set in a rural setting. The property has a kitchen, lounge, conservatory with utility room off and potential to add a cloakroom, 2 double bedrooms upstairs, bathroom, ample parking for multiple vehicles, a large outbuilding currently used for storage and plenty of field views surrounding. To fully appreciate the potential of this great home, an early viewing is highly recommended!



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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

Entrance Hall

Kitchen

16' 6" x 11' 5" (5.03m x 3.48m)

Lounge

16' 5" MAX x 7' 10" (5.00m MAX x 2.39m)

Conservatory

17' 5" MAX x 14' 3" (5.31m MAX x 4.34m)

Utility Room

1st Floor Landing

Bedroom 1

16' 6" x 10' 2" MAX (5.03m x 3.10m MAX)

Bedroom 2

8' 1" x 13' 1" (2.46m x 3.99m)

Bathroom

8' x 8' 4" (2.44m x 2.54m)

Front & Rear Gardens

Outbuilding



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welcome to

Moses Bank,

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-detached house
- 2 double bedrooms

Tenure: Freehold EPC Rating: E

guide price

£160,000

directions to this property:

From Wisbech town centre Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue over the A47 and proceed along bearing left signposted Emneth. Continue past the church on the left hand side and upon entering the village bear right and then immediately left into Hungate Road. Travel to the bottom and take a left hand turning and then turn immediately right into Moses Bank. Continue along Moses Bank until passing over a little bridge and having to turn right. The property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WSB121842 - 0002

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



01945 464451



wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk