



**Station Road, Wisbech St. Mary Wisbech PE13 4RY**



## **Welcome to**

### **Station Road, Wisbech St. Mary Wisbech**

SPACE, SPACE AND MORE SPACE! Situated in a non-estate, village location, this substantial detached house does require some modernisation but offers the potential to make a fantastic family home! With four double bedrooms to the first floor and two additional bedrooms/reception rooms to the ground floor, the property also benefits from bath and shower rooms, double garage with multi-vehicle off-road parking, a total plot of approximately 0.3 acres (S.T.S.) and is available to the market with no onward chain.





**Ground Floor**

**First Floor**

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.focalagent.com](http://www.focalagent.com)

**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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

**Side Porch**

**Entrance Hall**

**Downstairs Shower Room**

6' 11" x 5' 10" ( 2.11m x 1.78m )

**Lounge**

14' 11" x 12' 11" ( 4.55m x 3.94m )

**Dining Room**

9' 11" x 11' 11" ( 3.02m x 3.63m )

**Kitchen**

14' 10" x 9' 11" ( 4.52m x 3.02m )

**Utility Room**

14' 10" x 6' 7" ( 4.52m x 2.01m )

**Reception/Bedroom 5**

11' 11" x 12' 11" ( 3.63m x 3.94m )

**Reception/Bedroom 6**

11' 11" x 9' 11" ( 3.63m x 3.02m )

**First Floor Landing**

**Bedroom One**

14' 11" x 12' 11" ( 4.55m x 3.94m )

**Bedroom Two**

11' 11" x 12' 11" ( 3.63m x 3.94m )

**Bedroom Three**

11' 10" x 9' 11" ( 3.61m x 3.02m )

**Bedroom Four**

9' 10" minimum x 9' 11" ( 3.00m minimum x 3.02m )

**Bathroom**

7' x 5' 10" ( 2.13m x 1.78m )

**Separate Wc**

2' 8" x 5' 11" ( 0.81m x 1.80m )

**Double Garage**

20' 4" x 18' 5" ( 6.20m x 5.61m )

## Welcome to

### Station Road, Wisbech St. Mary Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Substantial detached house
- Four/six double bedrooms
- Double garage
- 0.3 acre plot (S.T.S.)
- No onward chain

Tenure: Freehold EPC Rating: C

guide price

**£250,000**



### Directions to this property:

From Wisbech Freedom Bridge roundabout take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and turn right over the bridge. Turn immediately left into North Brink and continue along. At the next junction turn left into Barton Road and follow the road out of Wisbech towards Wisbech St Mary. Upon entering the village turn right into Station Road and continue along where the property can be found on your right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125621](http://williamhbrown.co.uk/Property/WSB125621)



Property Ref:  
WSB125621 - 0005

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