



Colvile Road, Wisbech PE13 2ET

Welcome to

Colville Road, Wisbech

PUT YOUR OWN STAMP ON IT! Requiring some modernisation, this extended detached house has the potential to become a lovely family home and is available to the market with no onward chain. With three bedrooms and a 25' lounge/dining room, the property also benefits from a conservatory, a utility room, off-road parking for 3 cars, a double garage, inspection pit and a generous rear garden.





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

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.

Entrance Hall

Lounge/Dining Room

25' 4" x 11' 4" maximum (7.72m x 3.45m maximum)

Kitchen

14' 2" x 9' 4" (4.32m x 2.84m)

Side Lobby

Utility Room

11' 7" x 8' 6" maximum (3.53m x 2.59m maximum)

Conservatory

11' 8" x 9' 4" (3.56m x 2.84m)

First Floor Landing

Bedroom One

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

Bedroom Three

13' x 8' 10" maximum (3.96m x 2.69m maximum)

Bedroom Two

15' 3" x 11' 4" plus door recess (4.65m x 3.45m plus door recess)

Walk-In Wardrobe

3' 5" x 9' 6" (1.04m x 2.90m)

Shower Room

9' 10" x 7' 11" (3.00m x 2.41m)

Double Garage

23' 3" x 18' 2" (7.09m x 5.54m)

Agents 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."

Welcome to

Colvile Road, Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended detached house
- Two/three bedrooms
- 25' lounge/dining room
- Double garage & Inspection pit
- No onward chain

Tenure: Freehold EPC Rating: D

guide price

£200,000



Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and at the mini roundabout, carry straight on and take the next left into Colvile Road where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/WSB125627](https://www.williambrown.co.uk/Property/WSB125627)



Property Ref:
WSB125627 - 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.

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