



**Sandbank, Wisbech St. Mary Wisbech PE13 4SE**

## Welcome to

### Sandbank, Wisbech St. Mary Wisbech

CALLING ALL INVESTORS OR FIRST TIME BUYERS! Situated in a non-estate location, this established mid-terraced house would be ideal for those looking to get that first step on the property ladder, or an investor looking for a great opportunity for a rental. On the market with no onward chain! This property is in need of TLC however a great opportunity to add value! In brief, the accommodation comprises of Entrance hall, lounge/dining room, kitchen, stairs to first floor, bedroom one with a en-suite bathroom and access to bedroom two. Outside, there is multiple off-road parking to the front with a fully enclosed courtyard garden to the rear. VACANT PROPERTY VIEW NOW!



## **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**

18' 5" x 11' 3" into stairs ( 5.61m x 3.43m into stairs )

### **Kitchen**

8' 8" x 12' 2" ( 2.64m x 3.71m )

## **First Floor**

### **Bedroom One**

11' 8" x 11' 2" Max ( 3.56m x 3.40m Max )

### **En-Suite**

6' 5" x 7' 10" ( 1.96m x 2.39m )

### **Bedroom Two**

5' 7" x 6' 4" ( 1.70m x 1.93m )

## **Outside**



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### Sandbank, Wisbech St. Mary Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terrace Cottage
- 2 Bedrooms
- Off Street Parking
- Fantastic Village Location
- Calling All First Time Buyers & Investors
- Renovation Project

Tenure: Freehold EPC Rating: E

guide price

# £110,000



### Directions to this property:

From Wisbech Freedom Bridge roundabout go over the bridge and turn immediately left into the Old Market. Continue along and turn left onto North Brink signposted Wisbech St Mary. Proceed along to the village of Wisbech St Mary and at the far end of the village, turn right into Sandbank where the property will be found on your left hand side, set back from the main road, just past Fenland Timber. Look out for our board!



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB126757](https://williamhbrown.co.uk/Property/WSB126757)



Property Ref:  
WSB126757 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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