



Elm High Road, Wisbech PE14 0DW

Welcome to

Elm High Road, Wisbech

DECEPTIVELY SPACIOUS HOME! This superb Victorian terraced house must be viewed to be fully appreciated. The house comprises, on the ground floor, a lounge, dining room, kitchen and family bathroom. Moving upstairs, there are three bedrooms. The house has an enclosed garden to the rear, gas central heating and partial double glazed. Being sold with no chain it is ideal for someone looking for a project.





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.

Lounge

11' x 11' 1" (3.35m x 3.38m)

Dining Room

10' 11" into CBR x 11' 7" + recess (3.33m into CBR x 3.53m + recess)

Kitchen

9' 11" x 6' 9" (3.02m x 2.06m)

Bathroom

First Floor Accommodation

Bedroom One

14' 2" max x 11' (4.32m max x 3.35m)

Bedroom Two

11' 10" x 7' max (3.61m x 2.13m max)

Bedroom Three

11' 9" x 7' (3.58m x 2.13m)

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Elm High Road, Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Victorian terraced house
- 3 double bedrooms, 2 reception rooms
- Gas central heating, part double glazing
- Front & Rear garden
- No Chain

Tenure: Freehold EPC Rating: D

guide price

£100,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed out of town, over the A47 bypass and continue along. Follow the road round to the left and continue for approximately 500 yards where the property can be found on your right hand side. Look for our board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126867



Property Ref:
WSB126867 - 0004

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