



**Halstead Close, WISBECH PE13 3SP**



**Welcome to**

## **Halstead Close, WISBECH**

Tucked away on Halstead Close, Wisbech, this well-maintained 3-bedroom detached home offers generous living space both inside and out, perfect for growing families or buyers looking for a peaceful, move-in ready property. The ground floor features a bright lounge and a separate dining room, a well-equipped kitchen, a practical utility room, and a spacious conservatory overlooking the garden. A family bathroom is also conveniently located on the ground floor. Upstairs, you'll find three well-sized bedrooms, ideal for family living, guest accommodation, or even a home office. The rear garden is a real highlight-beautifully landscaped with a decking area, hot tub, and lawn space, perfect for entertaining or relaxing after a long day. To the front, there's a private driveway offering parking for two cars. Situated close to local amenities, schools, and transport links, this is a fantastic opportunity to own a spacious detached home in a quiet, friendly cul-de-sac.





**Ground Floor**



**First Floor**

## 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' 10" x 14' 6" ( 3.61m x 4.42m )

### Dining Room

12' 1" x 9' 8" ( 3.68m x 2.95m )

### Kitchen

9' 11" x 8' 6" ( 3.02m x 2.59m )

### Utility Room

5' 7" x 7' 5" ( 1.70m x 2.26m )

### Conservatory

9' 2" x 14' 1" max ( 2.79m x 4.29m max )

### Downstairs Bathroom

### Bedroom 1

14' 7" x 11' 1" ( 4.45m x 3.38m )

### Bedroom 2

12' 2" max x 11' 1" max ( 3.71m max x 3.38m max )

### Bedroom 3

7' 2" x 7' 8" ( 2.18m x 2.34m )

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)

## Welcome to

### Halstead Close, WISBECH

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3-bedroom detached family home
- Lounge, dining room & spacious conservatory
- Three well-sized bedrooms upstairs
- Lovely rear garden with decking & hot tub
- Quiet cul-de-sac location close to amenities

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

guide price

**£225,000**

### Directions to this property:

From 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 turn right into Boyces Road. Take the second left hand turning into Bush Lane and proceed to the bottom. Turn left into Stow Road and take the first left into Felsted Avenue and then right into Salcott Drive, continue along and Halstead Close is the 2nd left turning.



**view this property online** [williamhbrown.co.uk/Property/WSB127213](http://williamhbrown.co.uk/Property/WSB127213)



Property Ref:  
WSB127213 - 0002

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**william h brown**



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**