



Main Road, Three Holes Wisbech PE14 9JS

Welcome to

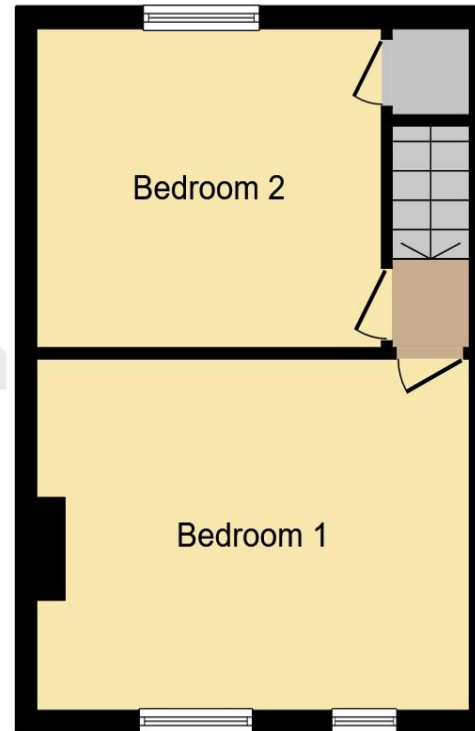
Main Road, Three Holes Wisbech

Charming Detached Home on Generous Plot with Open Field Views - No Onward Chain. Positioned on Main Road in the sought-after village of Three Holes, this established detached home offers an ideal blend of space, comfort, and countryside living. Set on a generous plot with far-reaching open field views to the rear, this semi-rural retreat is perfect for buyers seeking peace and potential. The accommodation includes two well-proportioned double bedrooms, two versatile reception rooms, a refitted bathroom, a practical utility room, and a well-appointed kitchen. Outside, the expansive grounds provide ample space for gardening, entertaining, or future development (STP). Offered with no onward chain, this property is a rare opportunity to embrace a quieter lifestyle with excellent access to nearby towns and amenities.





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

14' 6" max x 11' (4.42m max x 3.35m)

Dining Room

14' 6" max x 10' (4.42m max x 3.05m)

Kitchen / Breakfast Room

15' 3" x 9' 10" (4.65m x 3.00m)

Utility Room

5' 11" x 4' 7" (1.80m x 1.40m)

Study

9' 6" x 9' 3" (2.90m x 2.82m)

Lean To

8' 4" x 5' 6" (2.54m x 1.68m)

Bathroom

10' 2" x 6' 1" (3.10m x 1.85m)

First Floor Landing

Bedroom One

14' 6" max x 11' (4.42m max x 3.35m)

Bedroom Two

11' 11" max x 10' 1" (3.63m max x 3.07m)

Outside

Timber Workshop

15' 7" x 9' 11" (4.75m x 3.02m)

Welcome to

Main Road, Three Holes Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Established detached house
- Two double bedrooms
- Two reception rooms
- Generous plot
- No onward chain

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

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127216



Property Ref:
WSB127216 - 0002

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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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk