



**Back Road, Gorefield Wisbech PE13 4NW**



## Welcome to

### Back Road, Gorefield Wisbech

Located on the peaceful Back Road in Gorefield, Wisbech, this charming 2-bedroom detached bungalow offers a unique combination of space, privacy, and rural charm-perfect for those seeking a quiet lifestyle on a generous plot. Accessed via a private driveway crossing a small river, this property feels like your own hidden retreat. Set on a large, open plot, there's plenty of outdoor space to enjoy, whether it's for gardening, entertaining, or simply soaking up the surroundings. The home itself offers comfortable, single-level living with two well-proportioned bedrooms, a spacious living area, and a practical kitchen layout. The detached garage and workshop are a standout feature-ideal for hobbyists, home businesses, or additional storage. There is ample parking for multiple vehicles, making it ideal for families, tradespeople, or those who regularly host. The location is safe, quiet, and beautifully rural, yet still within easy reach of Wisbech and local village amenities. This is a fantastic opportunity to secure a rare bungalow with land, privacy, and huge potential in one of the area's most desirable villages.





## 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.

### Kitchen

12' 8" x 11' ( 3.86m x 3.35m )

### Lounge

15' 4" x 11' ( 4.67m x 3.35m )

### Sun Room

### Bedroom One

12' x 11' ( 3.66m x 3.35m )

### Bedroom Two

11' x 9' ( 3.35m x 2.74m )

### Bathroom

### Outside

### Garage With Workshop

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)

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### Back Road, Gorefield Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2-bedroom detached bungalow
- Detached garage with workshop
- Large plot with excellent outdoor space
- NO CHAIN
- Peaceful, safe and quiet village setting

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

# £210,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127276](https://williamhbrown.co.uk/Property/WSB127276)



Property Ref:  
WSB127276 - 0002

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