



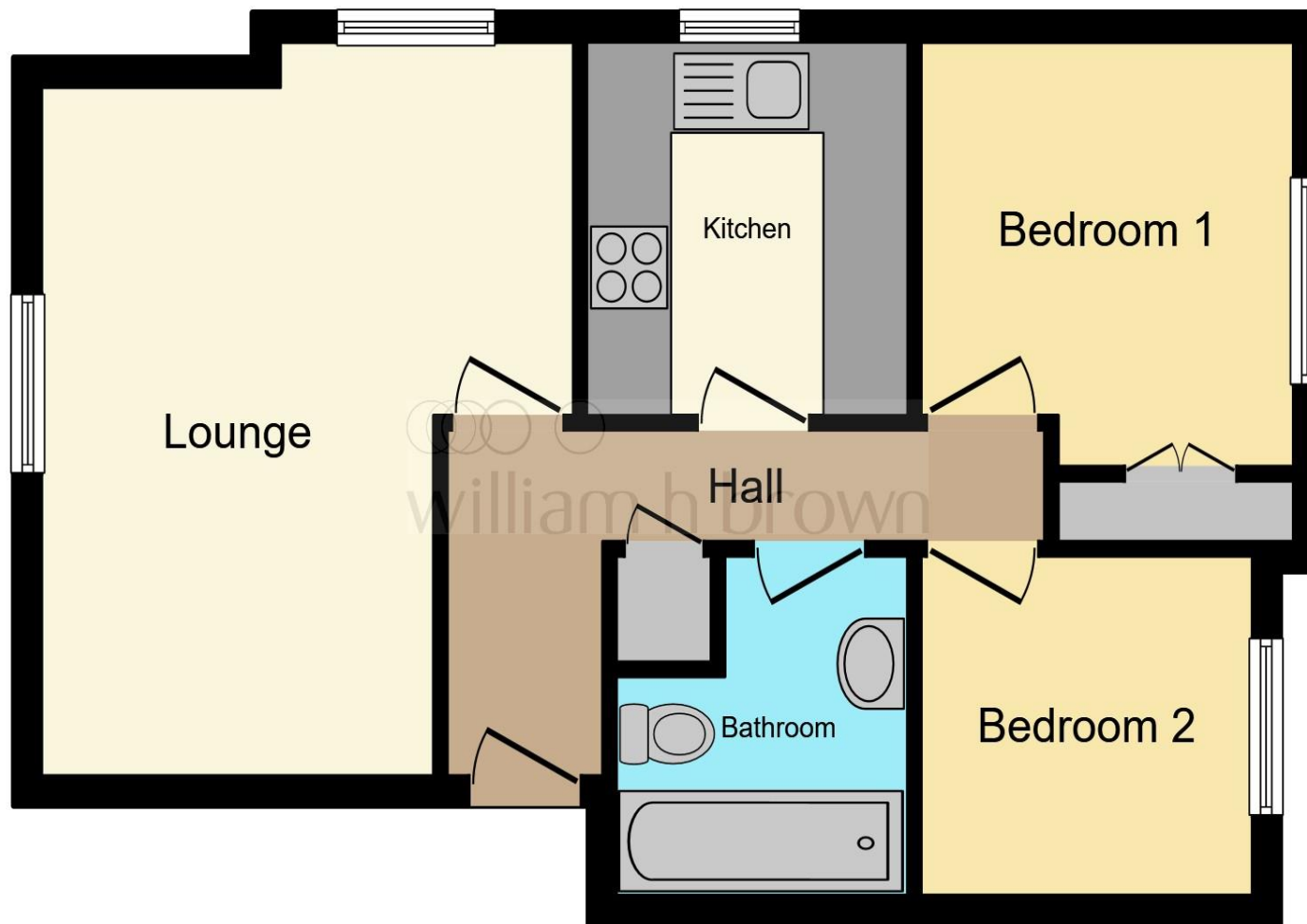
**Mill Close, Wisbech PE13 3BD**

## Welcome to

### Mill Close, Wisbech

Situated just a short walk from Wisbech town centre, this top floor two-bedroom flat offers a great opportunity for first-time buyers or investors. The layout includes a bright lounge, fitted kitchen, two bedrooms, and a bathroom. Set in a quiet cul-de-sac, the flat also benefits from off-street parking, offering a convenient lifestyle close to local amenities, shops, schools, and transport links. The property is well-positioned and easy to maintain, making it ideal for those looking to get onto the property ladder or grow their portfolio. Don't miss your chance-viewings available 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.

## Lounge

## Kitchen

## Bedroom One

## Bedroom Two

## Bathroom

## Agents Note:

'Heating to the property is served by Electric. Please contact the branch for more details'

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

### Mill Close, Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Bedroom Top Floor Flat
- Lounge, Kitchen & Bathroom
- Off-Street Parking
- Walking Distance to Town Centre
- Ideal First-Time Buy or Investment

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

# £55.000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127341](http://williamhbrown.co.uk/Property/WSB127341)



Property Ref:  
WSB127341 - 0003

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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)**