



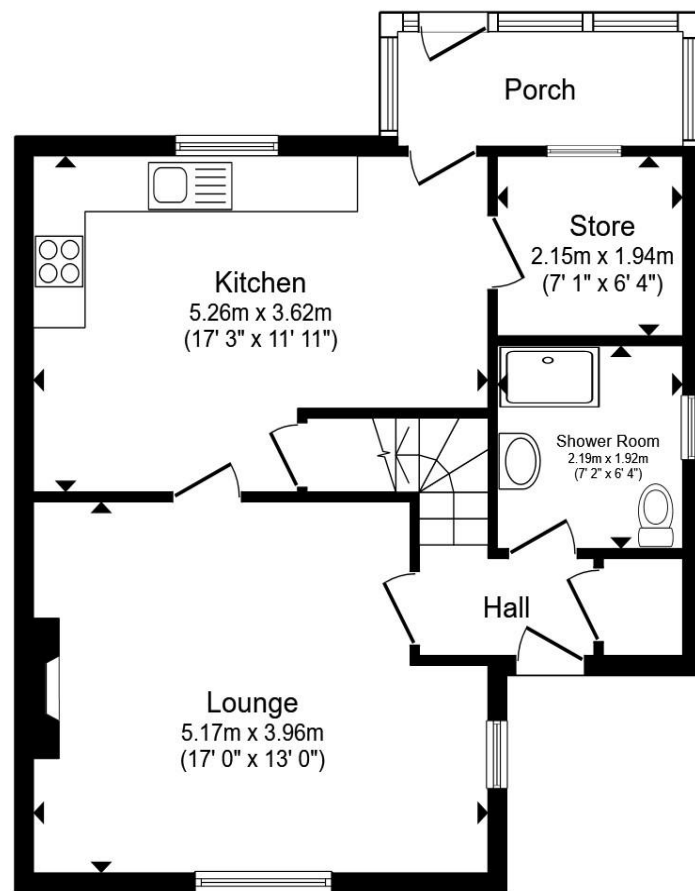
Marsh Road, Walpole St. Andrew, Wisbech, PE14 7HL

Welcome to

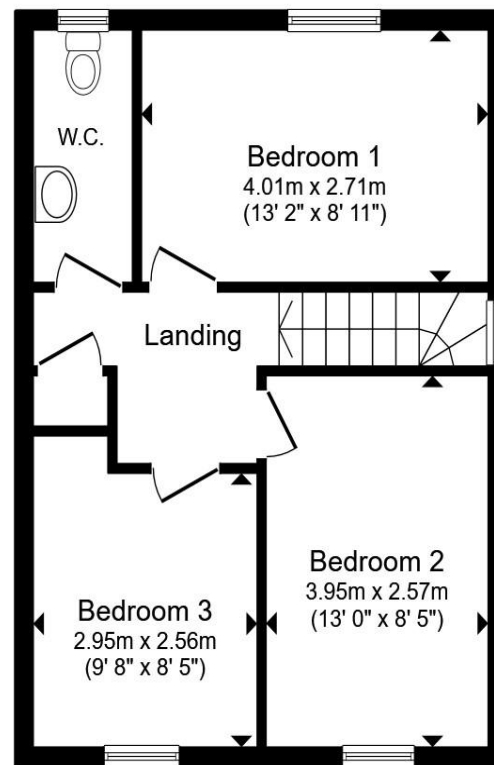
Marsh Road, Walpole St. Andrew, Wisbech

Offering huge potential, this established semi-detached house occupies a desirable rural location and provides an exciting opportunity for buyers looking to undertake a comprehensive refurbishment and create a home to their own specification. The property is offered with no onward chain. The accommodation comprises three generous bedrooms, providing excellent scope for a comfortable family home once modernised. While the property is currently in need of full refurbishment, its existing accommodation and substantial plot provide an excellent foundation for transformation. Externally, the property occupies a plot of approximately 0.4 acres (S.T.S.), offering an impressive amount of outside space and considerable potential for landscaping, gardens or other uses, subject to any necessary planning permissions and consents. The property also benefits from off-road parking, adding to its practicality. Combining a generous plot, rural setting and substantial accommodation, this is a rare opportunity for those seeking a project with genuine scope to create a superb home in a peaceful countryside setting.





Ground Floor



First Floor

Total floor area 97.7 m² (1,052 sq.ft.) approx

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.propertybox.io



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.

Welcome to

Marsh Road, Walpole St. Andrew, Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Established semi-detached house
- Three bedrooms
- In need of full refurbishment
- 0.4 acre plot
- No onward chain

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£80,000



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Continue out of town and at the mini roundabout proceed straight over. At the second roundabout turn left signposted West Walton Highway. Proceed through the village and turn left into West Drove North signposted Walpole St Peter. Proceed to the "T" junction and turn left into Police Road. Take the first left and then left again. At the bend, continue straight on to Marsh Road where the property is on the left hand side.



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129020



Property Ref:
WSB129020 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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