



Lake Avenue, Welney, Wisbech, PE14 9QD

welcome to

Lake Avenue, Welney, Wisbech

AUCTION SALE 14TH APRIL 2026 - For sale via William H Brown Auctions in association with Barnard Marcus Auctions on 14th April 2026 at 9.30am, at the De Vere Grand Connaught Rooms, 61-65 Great Queen Street, Covent Gardens, London, WC28 5DA. You can also bid online.

Accommodation:

Entrance Hall

Door to the front. Radiator. Two storage cupboards.

Lounge

Double-glazed window to the rear. Radiator. Feature fireplace.

Dining Room / Bedroom Three

Double-glazed window to the front. Radiator.

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, and space for a range-style cooker. There is also a pantry cupboard. Radiator. Double-glazed window to the rear.

Utility Room

Fitted with base units with work surfaces over. Space for a fridge/freezer as well as space & plumbing for a washing machine & tumble dryer. Double-glazed windows to the front & rear. Double-glazed door to the rear leading to the rear garden.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Radiator. Double-glazed window to the side.

First Floor Landing

Stairs from the entrance hall. Storage cupboard. Loft access.

Bedroom One

Double-glazed window to the rear. Radiator.

Bedroom Two

Double-glazed window to the rear. Radiator.

Outside

A shared driveway to the side of the property provides off-road parking for 3-4 cars. The property's frontage is mainly laid to lawn, enclosed by a low fence to the front, with a 5-bar gate leading through to the sizable rear garden. This is mainly laid to lawn, alongside a patio area and various plants, shrubs, trees & hedges. There is also a 20ft x 10ft cedar summerhouse, as well as a concrete pad with electricity & plumbing set up to be connected for an additional garden room or static caravan (subject to correct planning permissions being granted if required). The garden retreats onto extensive fields behind, and offers delightful countryside views.

Agent's Note

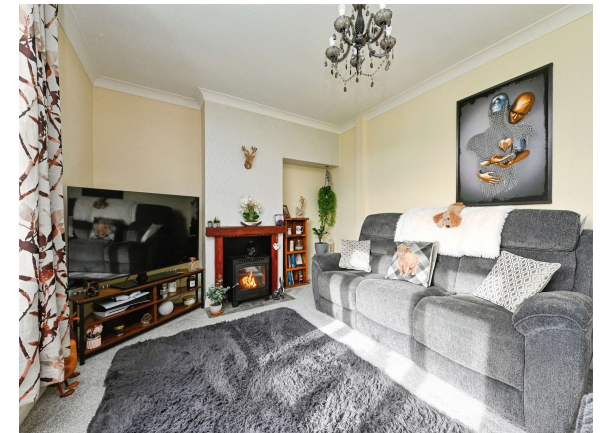
Waste from the property is served by a septic tank & heating to the property is served by oil central heating. Please contact the branch for further information if required.

The property is of non- standard construction. Please seek confirmation of lending ability and liaise with your conveyancer.

We are advised that a protected species can be located in the exterior fields adjacent to the property. Further reading can be found here: badgertrust.org.uk & Badgers: protection and licences - GOV.UK

Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge





additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care

should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Agent's Note

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



view this property online williamhbrown.co.uk/Property/DHM112852



welcome to

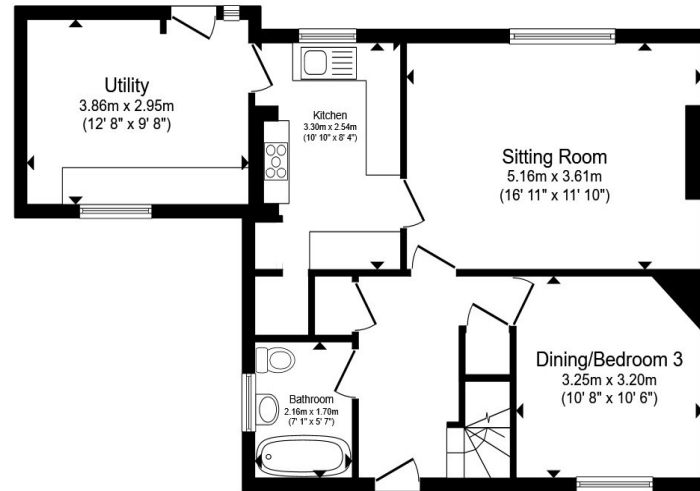
Lake Avenue, Welney Wisbech

- ** AUCTION SALE 14TH APRIL 2026 **
- 2/3 bedroom semi-detached house
- Lounge + dining room
- Utility room
- Large plot with front + rear gardens

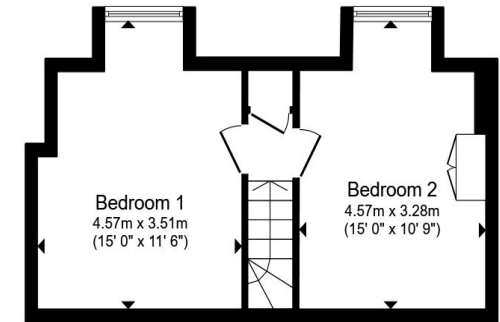
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£120,000



Ground Floor



First Floor

Total floor area 96.4 m² (1,038 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



view this property online williamhbrown.co.uk/Property/DHM112852



Property Ref:
DHM112852 - 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.

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



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk