



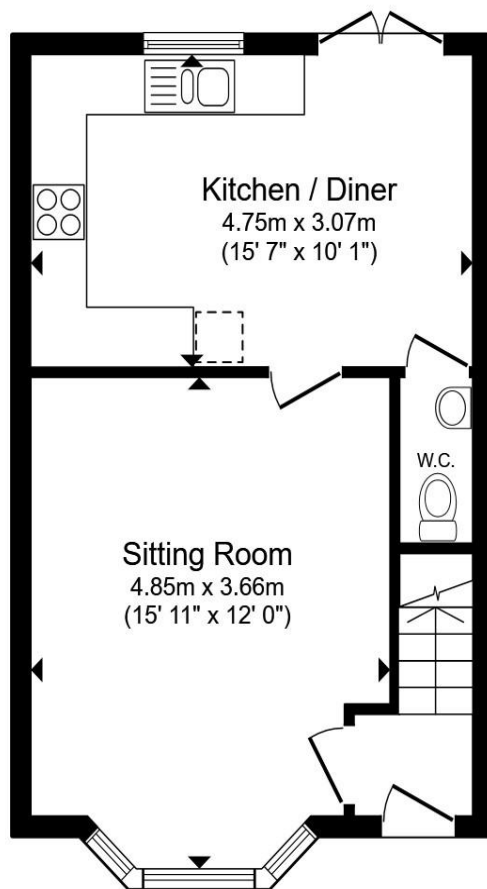
Ely Row, Terrington St. John Wisbech PE14 7RS

Welcome to

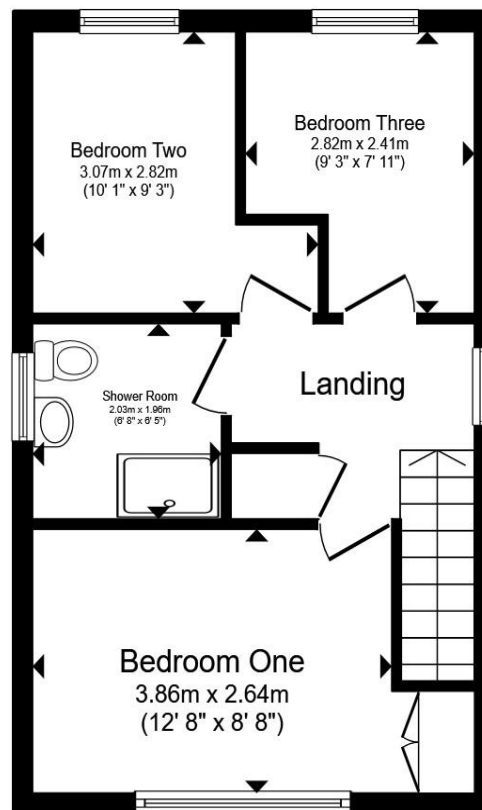
Ely Row, Terrington St. John Wisbech

Offered to the market with no onward chain, this well-presented three bedroom detached home provides comfortable and practical living space in a convenient location with excellent access to the A47. The ground floor accommodation begins with a welcoming entrance hall leading into a spacious lounge featuring a bay window to the front, creating a bright and comfortable living space. To the rear of the property is a generous kitchen/diner fitted with a range of base and wall units, integrated oven and hob, and space for appliances. A door provides direct access to the rear garden, making it ideal for everyday living and entertaining. The ground floor also benefits from a convenient downstairs WC. Upstairs, the property offers three bedrooms, with the main bedroom benefiting from built-in wardrobes. The accommodation is completed by a recently fitted modern shower room featuring a walk-in shower, vanity unit and WC. Externally, the property benefits from a gravelled frontage providing off-road parking for two vehicles, with additional visitor parking nearby. A side gate provides access to the private rear garden which is fully enclosed and designed for low maintenance with gravel and patio areas, along with a timber shed and oil tank. Situated close to local amenities and schools and within easy reach of the A47 for commuting towards King's Lynn and surrounding areas, this property would make an excellent purchase for first time buyers, small families or investors.





Ground Floor



First Floor

Total floor area 73.3 m² (789 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.

Entrance

Lounge

Kitchen / Diner

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

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

Welcome to

Ely Row, Terrington St. John Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Three bedroom detached house
- Off road parking for multiple vehicles
- Spacious lounge with bay window
- Downstairs WC / Recently fitted shower room
- Private enclosed rear garden / Close to local amenities and schools

Tenure: Freehold EPC Rating: C
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/WSB128819



Property Ref:
WSB128819 - 0002

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.



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