



The Whitehouse Fen Road, Parson Drove Wisbech
Guide Price £215,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Spacious Detached Bungalow

Entrance Hall -

Carpet flooring, access to all internal rooms and loft, storage cupboard

Kitchen/Diner - 3.6m x 5.5m (11'8" x 18'0")
Tiled flooring, window to side and access into conservatory. A range of base and wall units, integrated eye level double oven, electric hob with overhead extractor fan, dishwasher and sink with mixer tap

Conservatory - 3.5m x 3.7m (11'4" x 12'1")
Half brick, half UPVC construction, tiled flooring from kitchen continued, French doors leading out into garden

Lounge - 3.6m x 7.3m (11'8" x 23'9")
Carpet flooring, two windows to rear, electric



feature fireplace

Utility Room - 3m x 1.5m (9'8" x 4'9")

Tiled flooring, door into half garage, a range of base and wall units, plumbing for washing machine and tumble dryer, stainless steel sink, space for fridge/freezer

Bedroom One - 3m x 3.1m (9'8" x 10'1")

Carpet flooring, bay window to front, access to ensuite

Ensuite - 1.1m x 2.6m (3'6" x 8'5")

Window to side, tiled floor and walls, low rise WC, pedestal sink and shower cubicle

Bedroom Two - 3.6m x 4.1m (11'8" x 13'4")

Carpet flooring, window to side, built in wardrobes

Bedroom Three - 2.7m x 3.1m (8'8" x 10'1")

Carpet flooring, window to front, built in wardrobes

Bathroom - 3.6m x 2m (11'8" x 6'5")

Window to side, tiled floor and walls, four-piece suite comprising of panelled bath, separate shower, pedestal sink and low-rise WC

Outside -

The front of the property offers ample off-road parking with a gravelled driveway leading to the garage and car port - the garage has been partially converted and measures at 2.8m x 1.9m





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

(9'1" x 6'2") perfect for storage. There is also a section of the front garden laid to lawn with various flowers and shrubs. A side gate allows access into the rear garden.

The rear garden is mostly laid to lawn with a patio and various flowers and shrubs decorating the border, there is also a timber shed and green house.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC206898 - 0008

