





Coldhorn Crescent, Wisbech PE13 3HA

william
h brown

Welcome to

Coldhorn Crescent, Wisbech

Offered for sale with no onward chain, this well-proportioned two-bedroom first-floor maisonette presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. The accommodation is accessed via a private entrance hall with stairs rising to the first-floor landing. The property offers a spacious living/dining room, a fitted kitchen, two bedrooms, and a well-appointed Jack & Jill bathroom conveniently accessible from both bedrooms. The kitchen is fitted with a range of wall and base units, work surfaces, stainless steel sink unit, and space for a cooker, fridge freezer, and washing machine. Both bedrooms are of good size, whilst the bathroom comprises a corner shower cubicle, wash hand basin, and WC. Further benefits include electric heating, an airing cupboard providing useful storage, and access to a shared rear garden, laid predominantly to artificial grass for ease of maintenance.



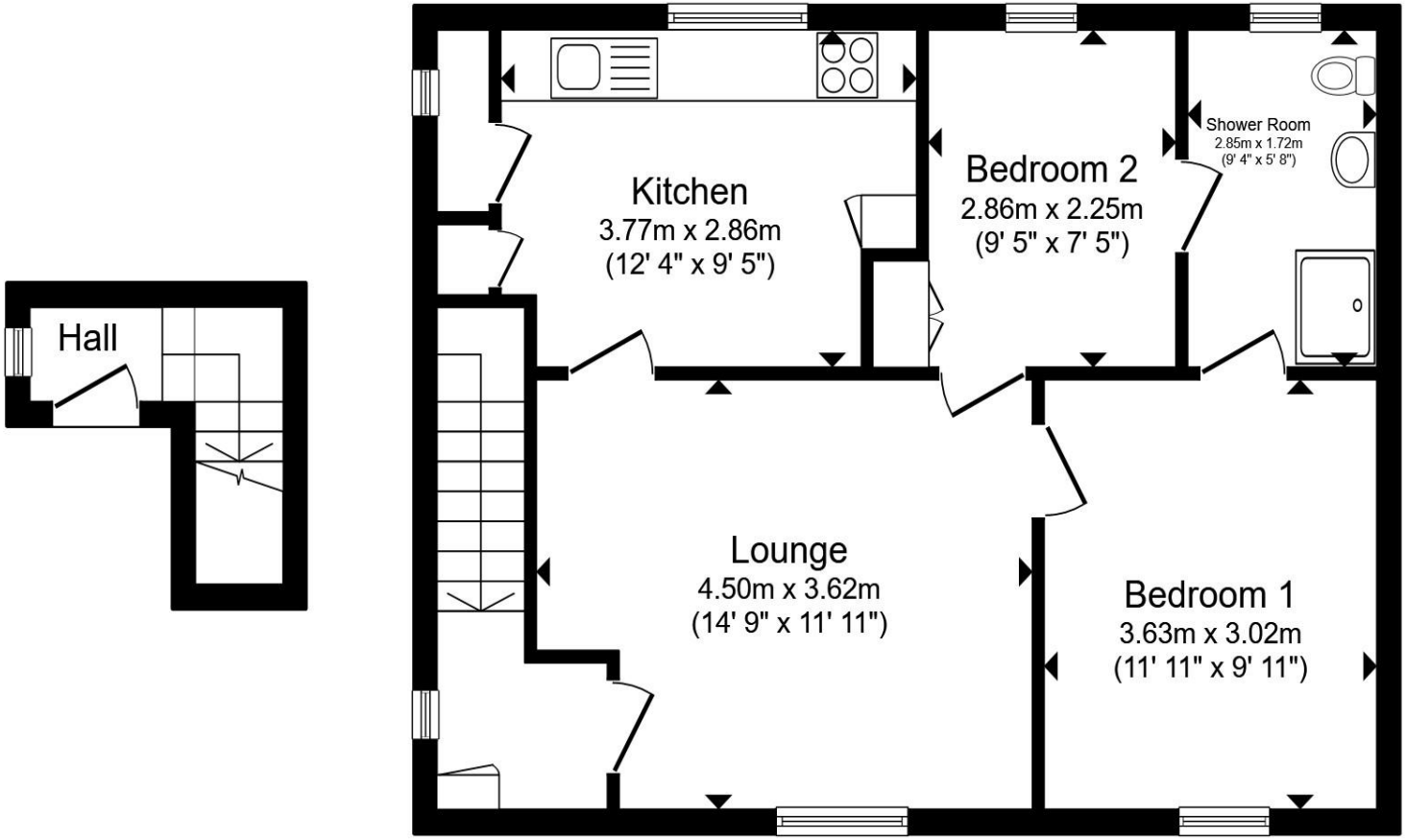












Total floor area 59.1 m² (636 sq.ft.) approx

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

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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.

Hallway

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Agents Note:

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

Welcome to

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOMS
- NO ONWARD CHAIN
- JACK & JILL BATHROOM
- GREAT LOCATION
- First Floor Maisonette

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 687.94
Ground Rent: 10.00

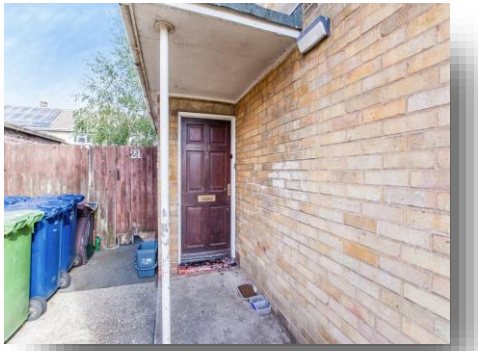
This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Aug 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£55,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128936

The Property Ombudsman

Property Ref:
WSB128936 - 0003

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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