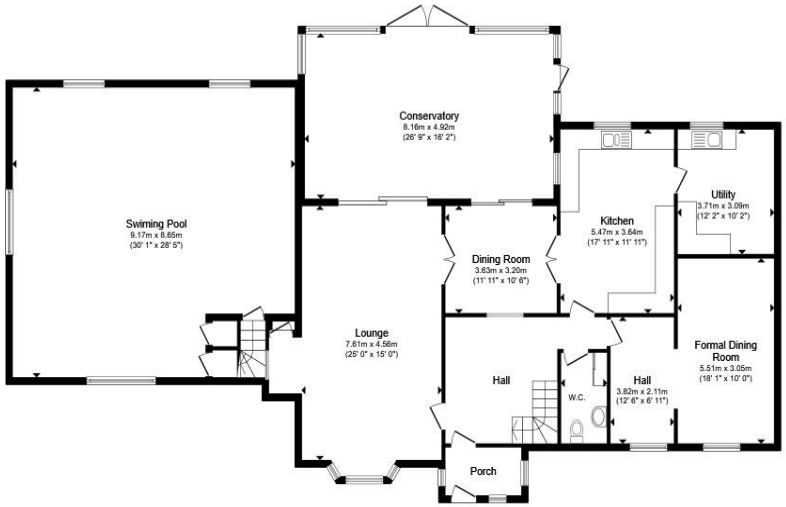
Tavistock Road, Wisbech PE13 2ER

william h brown

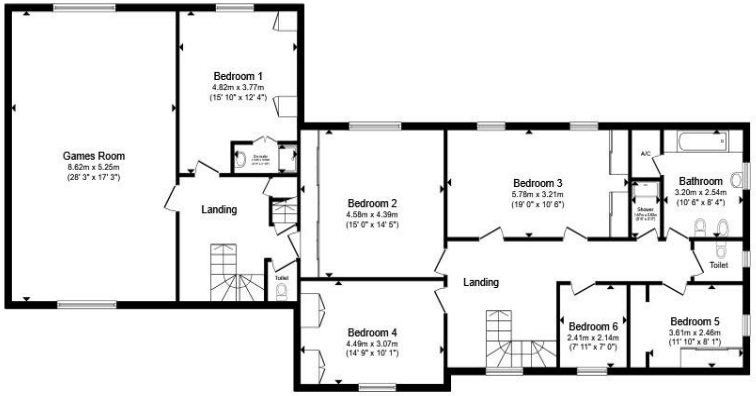
Welcome to

Tavistock Road, Wisbech

Situated in a sought-after area of Wisbech, this substantial detached home offers over 5,000 sq ft of versatile accommodation, originally built in the 1970s and extended over time to create a spacious and flexible family residence. Conveniently located close to local amenities, the town centre, and the Grammar School, the property is approached via a large driveway providing ample off-road parking, along with a detached double garage. The ground floor features a welcoming entrance hall, multiple reception rooms, a bright sitting room, a generous kitchen/dining area with utility room, and a light-filled conservatory overlooking the rear garden. There is also a games room and a dedicated indoor pool area with changing facilities, offering excellent potential for leisure use (currently not in use). Upstairs, there are six bedrooms, five of which are doubles, along with a family bathroom and separate shower room. The layout is well suited to multi-generational living or those needing adaptable space. Externally, the property benefits from a mature and private rear garden with established planting, useful outbuildings, and additional rear access. While well maintained, the home would benefit from modernisation, offering an excellent opportunity to add value and personalise. The property also benefits from mains drainage and gas central heating.



Ground Floor



First Floor

Total floor area 356.1 m² (3,833 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.

Entrance Hall
Lounge
Indoor Swimming Pool
Dining Room
Kitchen
Formal Dining Room
Utility Room 1
Utility Room 2
Downstairs Wc
First Floor Landing
Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four
Bedroom Five
Bedroom Six
Games Room
Bathroom
Additional Seperate Wc

Agents Note: 'There is a easement on the title, please enquire with the branch'. - Bungalow located at the rear.

Welcome to

Tavistock Road, Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Detached House
- No Onward Chain
- Six Bedrooms & Four Bathrooms
- Multiple Reception Rooms
- Garage & Driveway with Ample Parking
- Expansive Rear Garden
- Indoor Heated Swimming Pool
- Must See Property!

Tenure: Freehold EPC Rating: C
Council Tax Band: G

guide price

£375,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128826

The Property Ombudsman

Property Ref:
WSB128826 - 0005

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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