



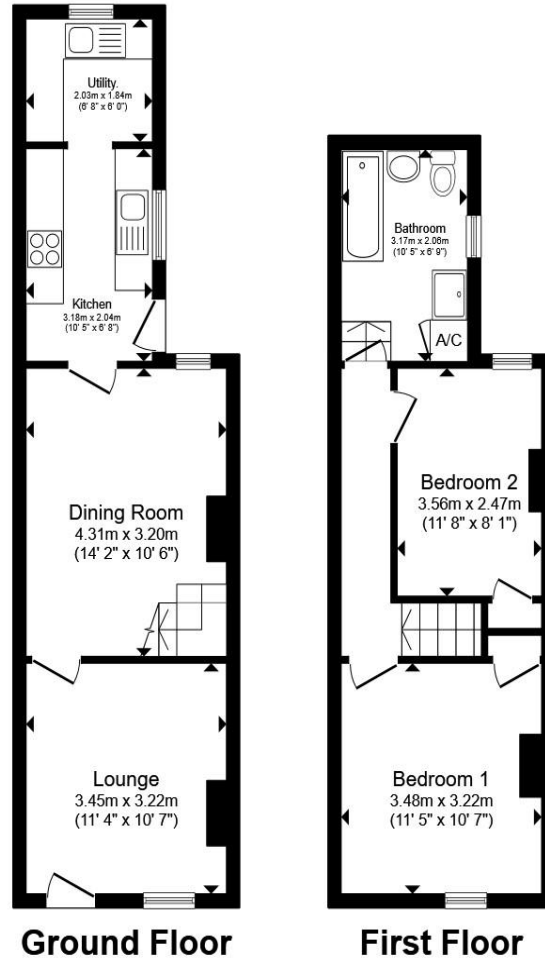
**Elizabeth Terrace, Wisbech PE13 2AL**

## **Welcome to**

### **Elizabeth Terrace, Wisbech**

This well-presented two-bedroom terraced home offers comfortable living in a convenient location, making it ideal for first-time buyers or investors seeking a buy-to-let opportunity. The property benefits from gas-fired central heating and is mostly double glazed throughout. The accommodation includes a separate dining room, providing flexible living space. Externally, the property boasts attractive rear gardens, perfect for relaxing or entertaining. Situated close to local schools, the college, and the town centre, this home provides excellent access to everyday amenities.





Total floor area 67.8 m<sup>2</sup> (730 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](http://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.

**Lounge**

**Dining Room**

**Kitchen**

**Utility**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bathroom**

## Agents Note:

'There is a easement on the title, please enquire with the branch' - Passage to the rear of the property.

## Welcome to

### Elizabeth Terrace, Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mostly double glazed
- Attractive rear garden
- Convenient location near schools, college, and town
- Ideal first-time purchase or buy-to-let investment
- Gas central heating

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£99,000**



### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the third set of traffic lights and turn left into Norwich Road and then immediately right into Elizabeth Terrace. Continue to the bottom where the property will be found a short walk along Elizabeth Terrace on the right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128409](http://williambrown.co.uk/Property/WSB128409)



Property Ref:  
WSB128409 - 0003

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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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