



Elloe Bank, Gorefield Wisbech PE13 4PY

Welcome to

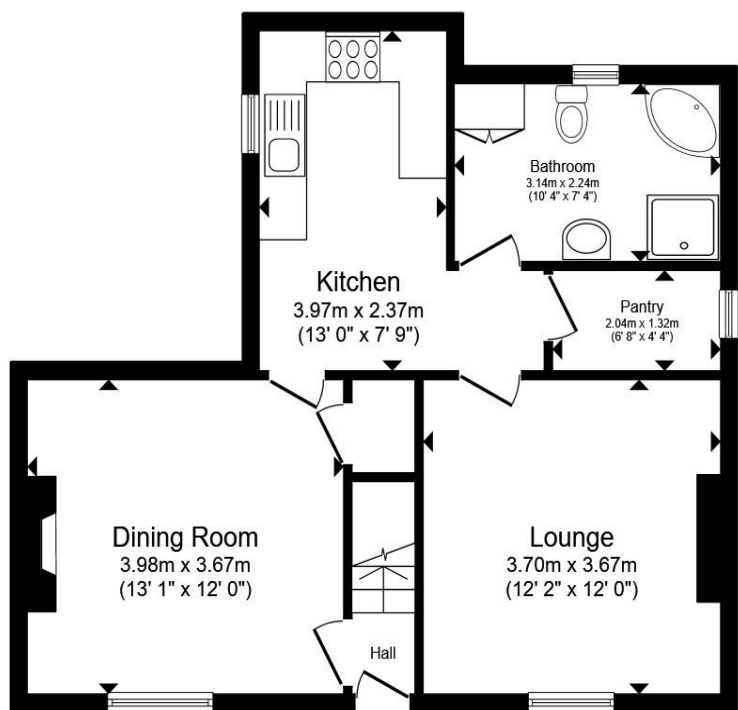
Elloe Bank, Gorefield Wisbech

Three bedroom detached house set within rural surroundings in need of refurbishment. The property sits on a site of circa 1.6 acres (sts) and has the potential for redevelopment or building an additional property subject to obtaining the appropriate planning permission. The property itself is in need of full refurbishment with some evidence of cracks.

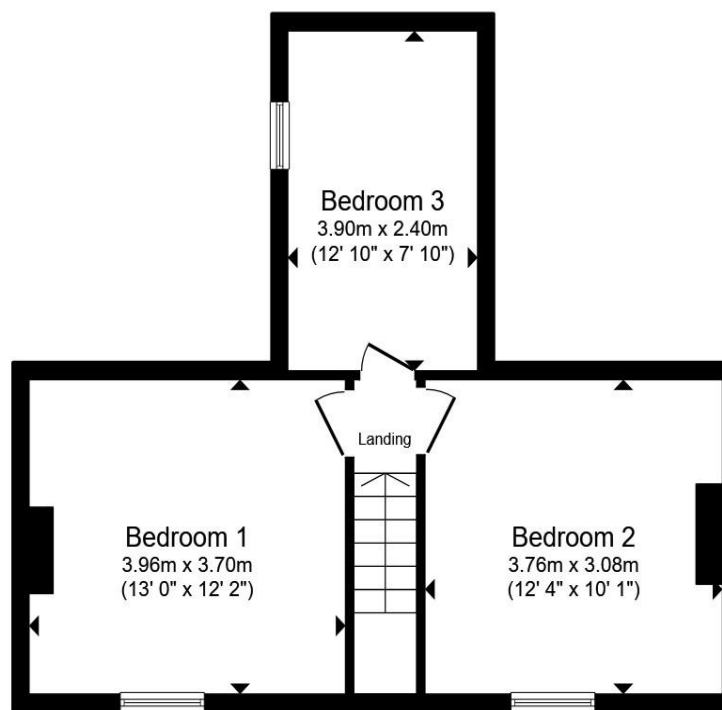
Accommodation: Entrance Hall, Dining Room, Living Room, Kitchen, Pantry, Conservatory, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom.

Location: Elloe Bank is a hamlet situated circa 6 miles from Wisbech where a full range of amenities can be found including transport links to London.





Ground Floor



First Floor

Total floor area 96.4 m² (1,038 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



Entrance Hall

Dining Room

Living Room

Kitchen

Pantry

Conservatory

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved'

'The property and land offered for sale are held within two titles. Buyers are asked to review this with their conveyancer'

Agents Note:

'Heating to the property is served by a Back Boiler. Please contact the branch for more details'

Important Notice:

ASK BRANCH FOR DETAILS

Guide Price:

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Important Information:

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Welcome to

Elloe Bank, Gorefield Wisbech

- Auction Sale
- Three bedroom detached house
- Full refurbishment required
- Potential for redevelopment subject to planning permission
- Viewing Recommended

Tenure: Freehold EPC Rating: F

Council Tax Band: B

guide price

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127880



Property Ref:
WSB127880 - 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.

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk