





Kooreman Avenue, WISBECH PE13 3HY

william h brown

Welcome to

Kooreman Avenue, WISBECH

The property features a contemporary kitchen/diner, a comfortable lounge, a bright conservatory, a convenient downstairs cloakroom, and a shower room, providing flexible living space throughout. Externally, the home continues to impress with ample off-road parking, a garage benefiting from an electrically operated roller shutter door, and an enclosed rear garden. A substantial concrete-built hobby shed with power connected offers excellent additional storage or workshop space. The property also benefits from solar panels, providing an attractive supplementary electricity income and helping to reduce running costs. Conveniently situated within easy reach of Wisbech town centre, the property enjoys access to a wide range of local amenities, including supermarkets, cafés, healthcare facilities, and leisure amenities. A choice of primary and secondary schools can be found nearby, together with regular transport links, making this a practical and well-connected location for families.



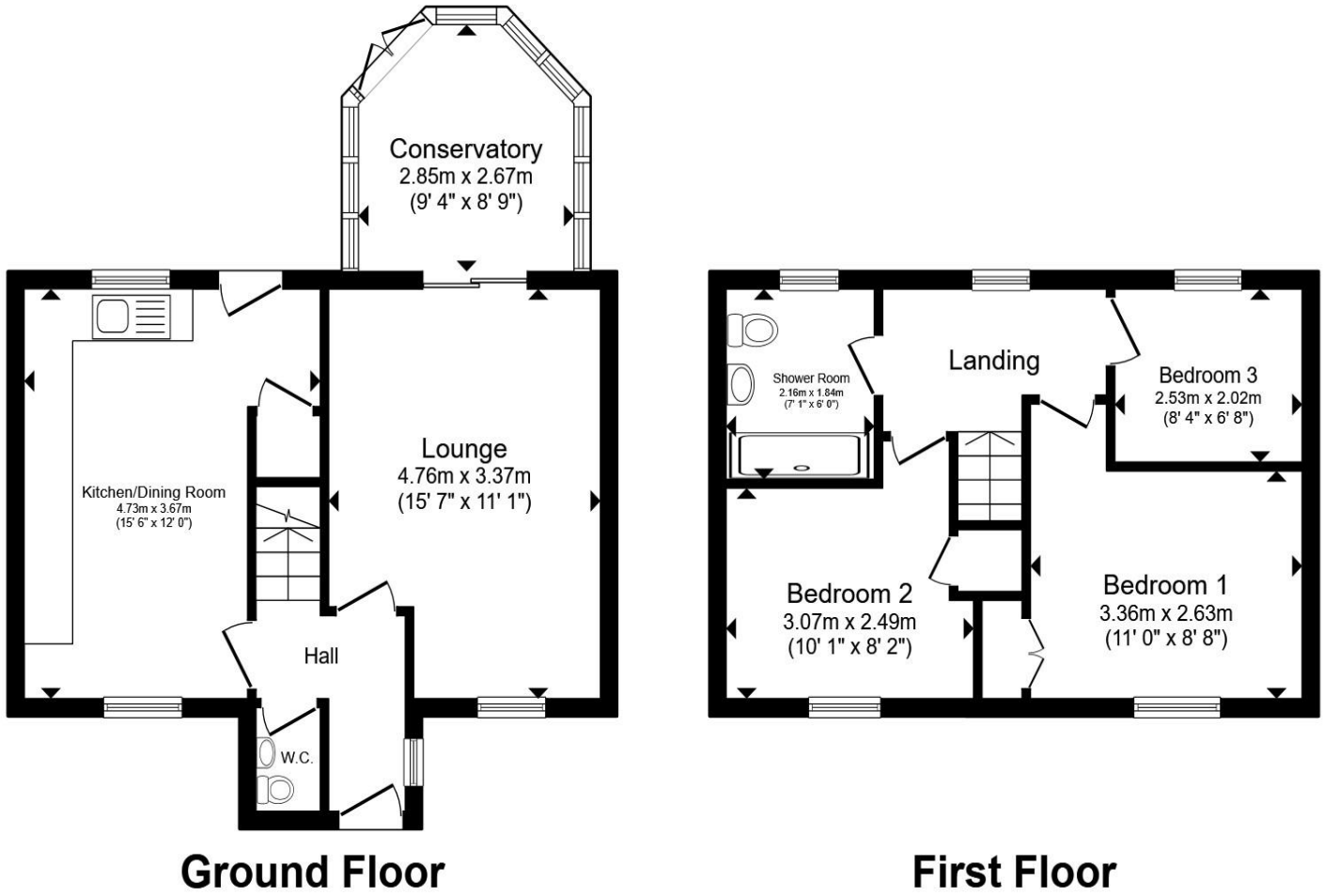












Ground Floor

First Floor

Total floor area 77.3 m² (832 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
Kitchen / Dining Room
Conservatory
Downstairs W/C
First Floor Landing
Bedroom One
Bedroom Two
Bedroom Three
Shower Room

Agents Note:

'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - No keeping of boats, caravans, or mobile homes on site. No running of a business.
'There is a easement on the title, please enquire with the branch'- Shared Driveway.
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.

Welcome to

Kooreman Avenue, WISBECH

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached house
- Kitchen Diner, Lounge and Conservatory
- Downstairs W/c and Shower Room
- Garage and Off Road Parking
- Solar Panels
- Enclosed Rear Garden
- Concrete hobby shed

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

guide price

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129150

The Property Ombudsman

Property Ref:
WSB129150 - 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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