



**Sharman
Quinney**
www.sharmanquinney.co.uk
MARCH 01354 661166
for sale

The Whitehouse Fen Road, Parson Drove Wisbech
Guide Price £225,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Spacious Detached Bungalow

Entrance Hall -
Carpet flooring, access to all internal rooms and loft, storage cupboard

Kitchen/Diner - 3.6m x 5.5m (11'8" x 18'0")
Tiled flooring, window to side and access into conservatory. A range of base and wall units, integrated eye level double oven, electric hob with overhead extractor fan, dishwasher and sink with mixer tap

Conservatory - 3.5m x 3.7m (11'4" x 12'1")
Half brick, half UVPC construction, tiled flooring from kitchen continued, French doors leading out into garden

Lounge - 3.6m x 7.3m (11'8" x 23'9")
Carpet flooring, two windows to rear, electric



feature fireplace

Utility Room - 3m x 1.5m (9'8" x 4'9")

Tiled flooring, door into half garage, a range of base and wall units, plumbing for washing machine and tumble dryer, stainless steel sink, space for fridge/freezer

Bedroom One - 3m x 3.1m (9'8" x 10'1")

Carpet flooring, bay window to front, access to ensuite

Ensuite - 1.1m x 2.6m (3'6" x 8'5")

Window to side, tiled floor and walls, low rise WC, pedestal sink and shower cubicle

Bedroom Two - 3.6m x 4.1m (11'8" x 13'4")

Carpet flooring, window to side, built in wardrobes

Bedroom Three - 2.7m x 3.1m (8'8" x 10'1")

Carpet flooring, window to front, built in wardrobes

Bathroom - 3.6m x 2m (11'8" x 6'5")

Window to side, tiled floor and walls, four-piece suite comprising of panelled bath, separate shower, pedestal sink and low-rise WC

Outside -

The front of the property offers ample off-road parking with a gravelled driveway leading to the garage and car port - the garage has been partially converted and measures at 2.8m x 1.9m





(9'1" x 6'2") perfect for storage. There is also a section of the front garden laid to lawn with various flowers and shrubs. A side gate allows access into the rear garden.

The rear garden is mostly laid to lawn with a patio and various flowers and shrubs decorating the border, there is also a timber shed and green house.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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.focalagent.com

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