



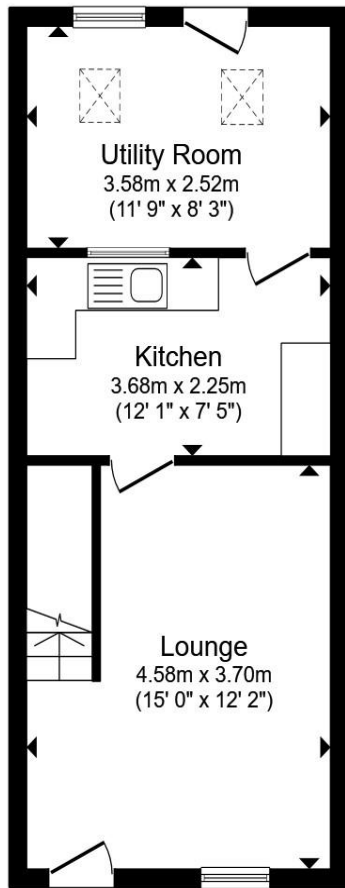
**Payne Avenue, Wisbech, PE13 3HS**

## Welcome to

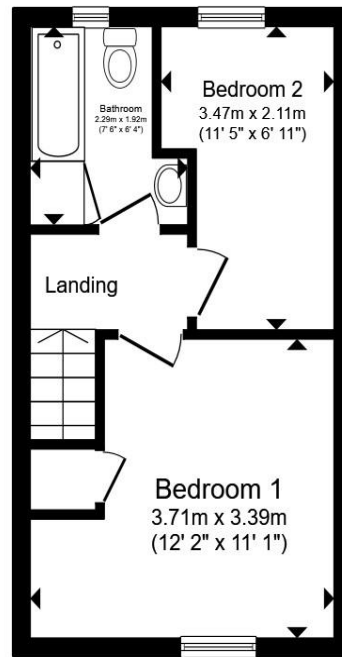
### Payne Avenue, Wisbech

This well-presented two-bedroom end-of-terrace home offers a fantastic opportunity for first-time buyers or investors alike. Recently refreshed with fresh white paint throughout, the property provides a bright and neutral canvas ready to make your own. The ground floor comprises a welcoming lounge leading through to a kitchen at the rear, followed by a useful lean-to with a utility area, offering additional practical space. Upstairs, there are two bedrooms - one generous double and one single - along with a newly fitted, modern family bathroom. Externally, the property benefits from off-street parking via a private driveway and an enclosed rear garden designed for easy maintenance, ideal for relaxing or entertaining. Additional features include double glazing and electric heating. While the property would benefit from new flooring throughout, the fresh décor allows buyers to add their own style with ease. Situated in a pleasant residential area, the home is conveniently located close to local schools, parks, and amenities.





**Ground Floor**



**First Floor**

Total floor area 61.0 m<sup>2</sup> (656 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.

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### Payne Avenue, Wisbech

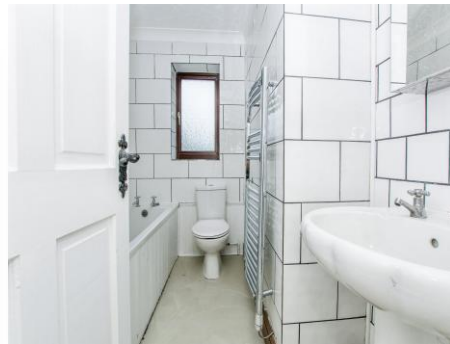
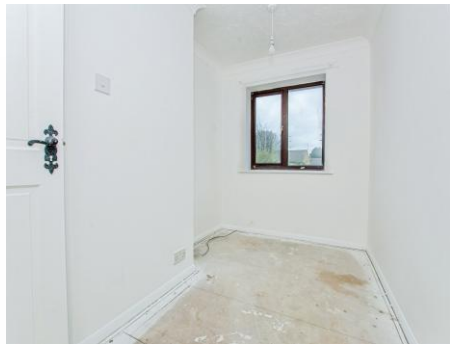
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End of Terrace House
- Off Street Parking on Driveway
- Ideal for First Time Buyers & Investors
- 2 Bedrooms
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

# £120,000



### Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken and Port Area. Proceed out of town and at the mini roundabout continue straight on. At the next set of traffic lights turn left into Walton Road and then immediately left into Waterlees Road. Follow the road round and turn left into Payne Avenue. Continue down Payne Avenue where the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128432](http://williambrown.co.uk/Property/WSB128432)



Property Ref:  
WSB128432 - 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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