



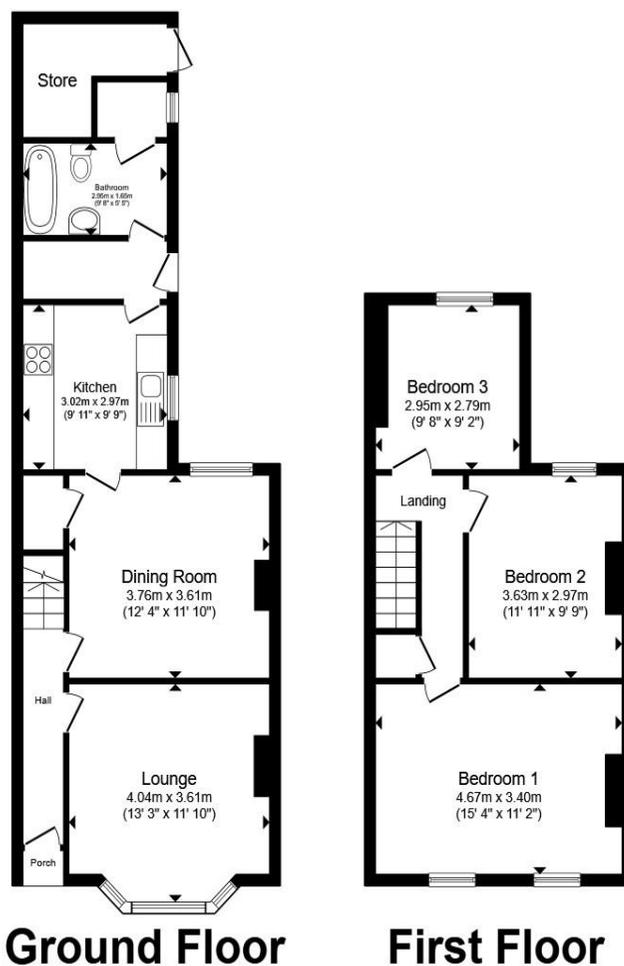
**York Road, Wisbech PE13 2EB**

## **Welcome to**

### **York Road, Wisbech**

Positioned close to the town centre, this established semi-detached house has been refurbished throughout, creating a stylish, move-in-ready home offered with the advantage of no onward chain. The ground floor provides two well-proportioned reception rooms, offering flexible living and dining space with a bright, modern feel. The refitted kitchen has been thoughtfully designed to combine contemporary styling with everyday practicality, while new flooring throughout enhances the cohesive finish across the home. Upstairs, the property offers three bedrooms, all served by a refitted family bathroom, finished to a clean, modern standard. With its turnkey presentation, convenient location and well-balanced accommodation, this property is ideally suited to first-time buyers, families or investors seeking a quality home within easy reach of local amenities.





Total floor area 100.2 m<sup>2</sup> (1,079 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.

**Entrance Hall**

**Lounge**

**Dining Room**

**Kitchen**

**Rear Hallway**

**Bathroom**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Agents Note:**

'The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only.'

'Heating to the property is served by Electric. Please contact the branch for more details'

'There is a easement on the title, please enquire with the branch'. - shared pathway

## Welcome to

### York Road, Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Established semi-detached house
- Three bedrooms
- Two reception rooms
- Refurbished throughout
- No onward chain

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

guide price

**£140,000**



### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road and turn right into Clarkson Avenue. Turn immediately left into York Road where the property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128348](http://williamhbrown.co.uk/Property/WSB128348)



Property Ref:  
WSB128348 - 0004

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.



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