



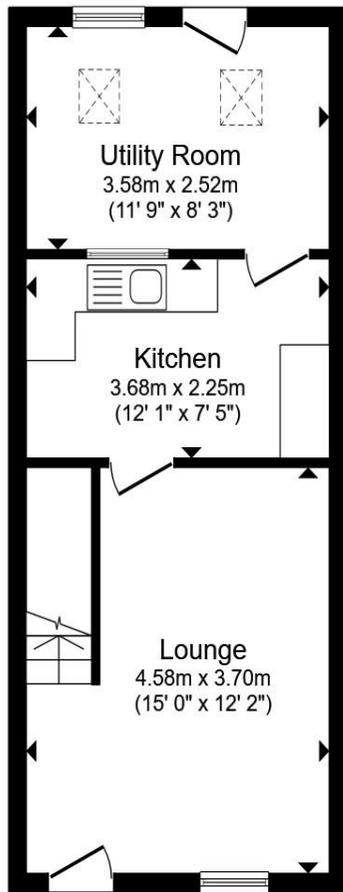
Payne Avenue, Wisbech PE13 3HS

Welcome to

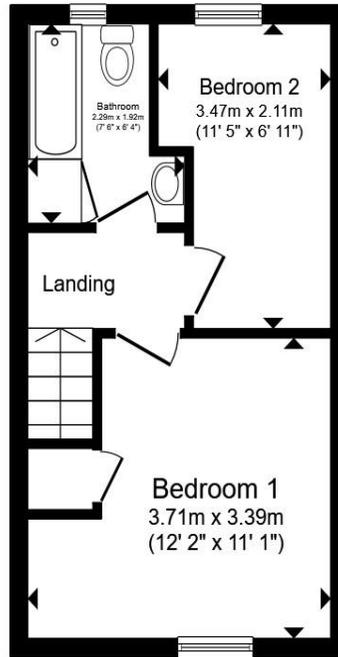
Payne Avenue, Wisbech

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 m² (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



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.

- Lounge**
- Kitchen**
- Utility Room**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bathroom**

Agents Note:

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

Welcome to

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

£135,000



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



Property Ref:
WSB128432 - 0002

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@williambrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williambrown.co.uk