



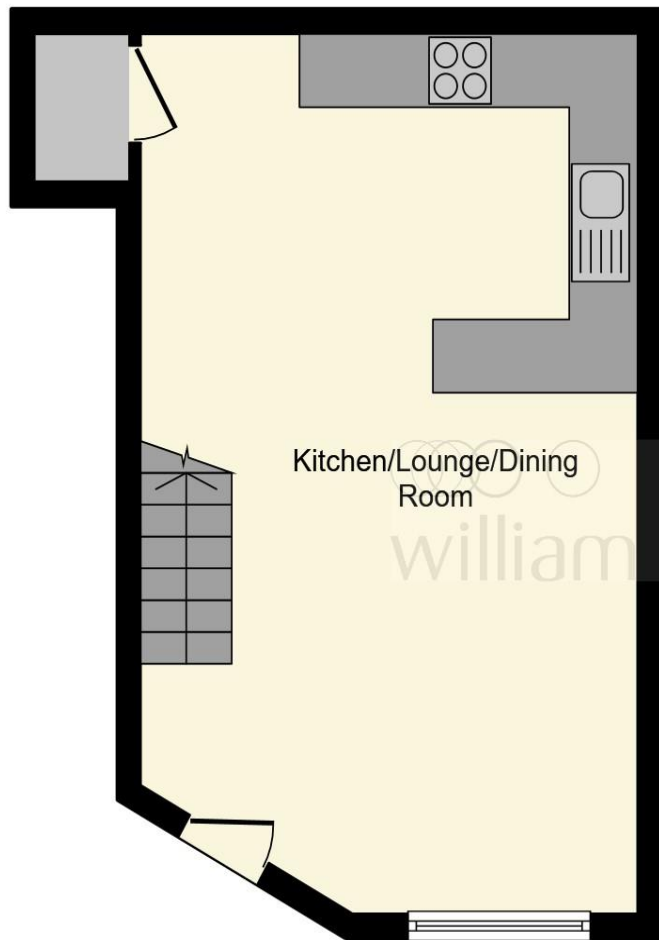
Albion Place, Wisbech PE13 1AL

Welcome to

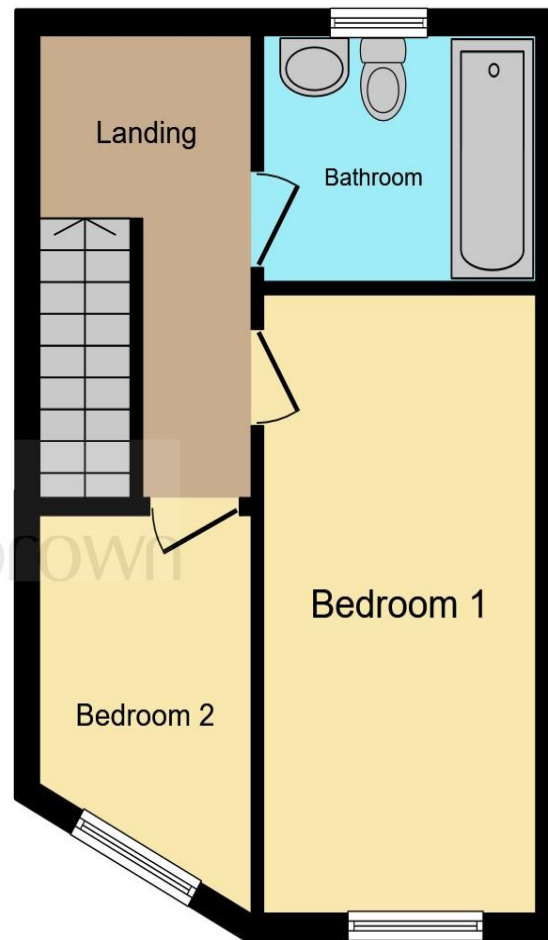
Albion Place, Wisbech

CALLING ALL FIRST TIME BUYERS AND INVESTORS! Look no further than this well presented 2 bedroom terraced home, located just outside of the town centre of Wisbech. The property offers a large, open plan lounge / kitchen . diner to the ground floor with 2 bedrooms and a bathroom to the first floor. The property is located opposite the local Horsefair shopping centre so is within easy reach of amenities. The property is currently vacant but may come with a sitting tenant and is offered with NO FORWARD CHAIN! Don't delay and get your viewing arranged TODAY!





Ground Floor



First Floor

Kitchen / Lounge / Diner

23' 6" x 14' 5" Max (7.16m x 4.39m Max)

1st Floor Landing

Bedroom 1

16' 8" x 7' 11" (5.08m x 2.41m)

Bedroom 2

5' 11" x 10' 9" Max (1.80m x 3.28m Max)

Bathroom

7' 11" x 6' 7" (2.41m x 2.01m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Albion Place, Wisbech

- NO FORWARD CHAIN
- 2 Bedrooms
- Town Centre Location & Close to Amenities
- Investment Opportunity or First Time Buy
- Council Tax: Band B

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£110,000

Directions to this property:

The property is situated a short walk from our town centre offices. Please call in for more information.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB123678



Property Ref:
WSB123678 - 0012

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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