



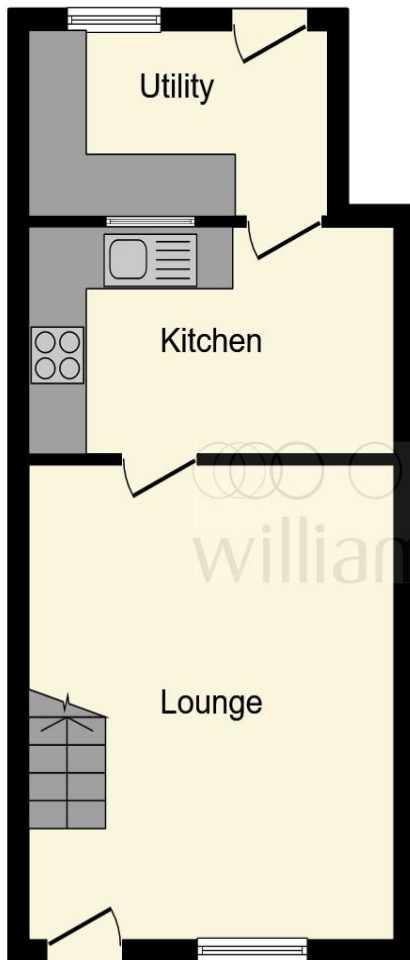
Payne Avenue, Wisbech PE13 3HS

Welcome to

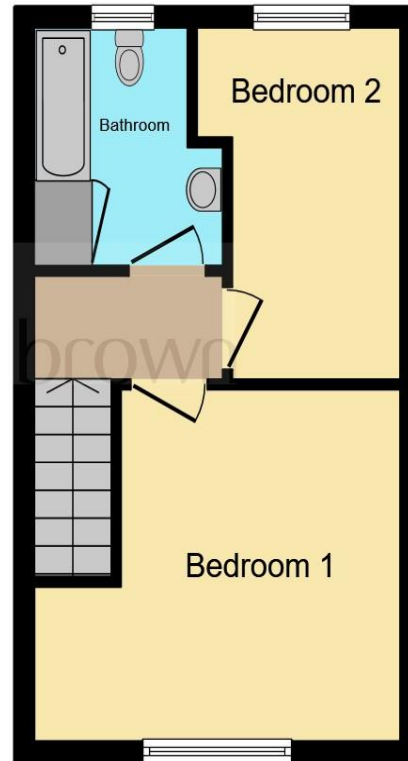
Payne Avenue, Wisbech

CALLING ALL INVESTORS & FIRST TIME BUYERS!!! With a potential gross yield in excess of 8% per annum, this could be a great addition to your portfolio or a first step on to the property ladder. In brief, the accommodation comprises of lounge, kitchen, utility room, first floor landing, two bedrooms and a bathroom. The property also benefits from PVCu double glazing and has no onward chain.





Ground Floor



First Floor

Lounge

15' 1" x 12' 4" maximum (4.60m x 3.76m maximum)

Kitchen

7' 5" x 12' 4" (2.26m x 3.76m)

Utility Room

6' 2" x 10' (1.88m x 3.05m)

First Floor Landing

Bedroom One

11' 2" x 12' 4" maximum (3.40m x 3.76m maximum)

Bedroom Two

11' 5" x 5' 9" minimum (3.48m x 1.75m minimum)

Bathroom

7' 7" x 5' 1" (2.31m x 1.55m)

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

Payne Avenue, Wisbech

- Modern mid terraced house
- Two bedrooms
- Utility room
- Ideal for investment or first time buyer
- No onward chain

Tenure: Freehold EPC Rating: D

offers in excess of

£100,000



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 williamhbrown.co.uk/Property/WSB124183



Property Ref:
WSB124183 - 0019

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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