



Prince Street, Wisbech PE13 2AY

welcome to

Prince Street, Wisbech

ATTENTION INVESTORS! Offering for sale this investment opportunity of a 6 bedroom HMO. The property has recently had some refurbishment and has a HMO license already in place. Call now to find out more!





Ground Floor



First Floor

Hall

Utility Room

Ground Floor Bedroom

11' 10" x 11' 1" (3.61m x 3.38m)

Lounge

11' 10" x 11' max (3.61m x 3.35m max)

Dining Room

12' 3" x 8' 2" (3.73m x 2.49m)

Kitchen

13' max x 11' 9" (3.96m max x 3.58m)

Cloakroom

Entrance Hall

Annexe Bedroom

13' 8" x 11' 10" max (4.17m x 3.61m max)

En-Suite Shower Room

First Floor

Bedroom

11' 10" max x 11' (3.61m max x 3.35m)

Bedroom

11' 10" max x 11' 1" (3.61m max x 3.38m)

Bedroom

10' 11" max x 11' 10" (3.33m max x 3.61m)

Bedroom

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.

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- HMO investment opportunity
- Average £100 per week Income per Room
- NO FORWARD CHAIN
- 2 Communal Reception Rooms
- Council Tax: Band C

Tenure: Freehold EPC Rating: E

offers in excess of

£240,000

directions to this property:

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed to the third set of traffic lights and turn left into Norwich Road, continue along and turn right into Price Street, where the property will be found at the bottom of the road on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB124981



Property Ref:
WSB124981 - 0008

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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