

# **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!















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.

#### 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

)

### welcome to

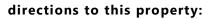
## **Prince Street, Wisbech**

- 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



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.



### 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.

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Rann

Rd

Ramnoth Rd

Please note the marker reflects the

postcode not the actual property

Map data ©2024

Duke

Lake C

Earl St

Google

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