



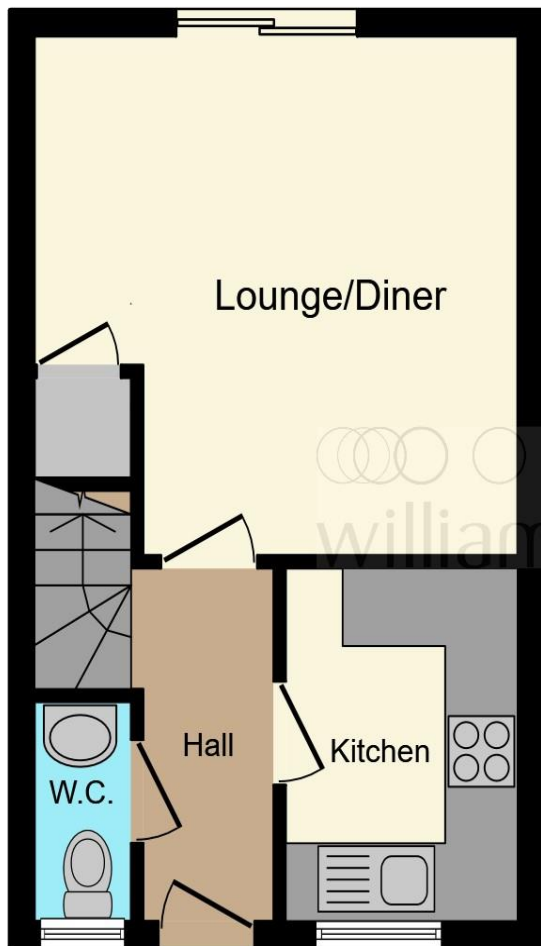
**Harrys Way, Wisbech PE13 2TX**

## Welcome to

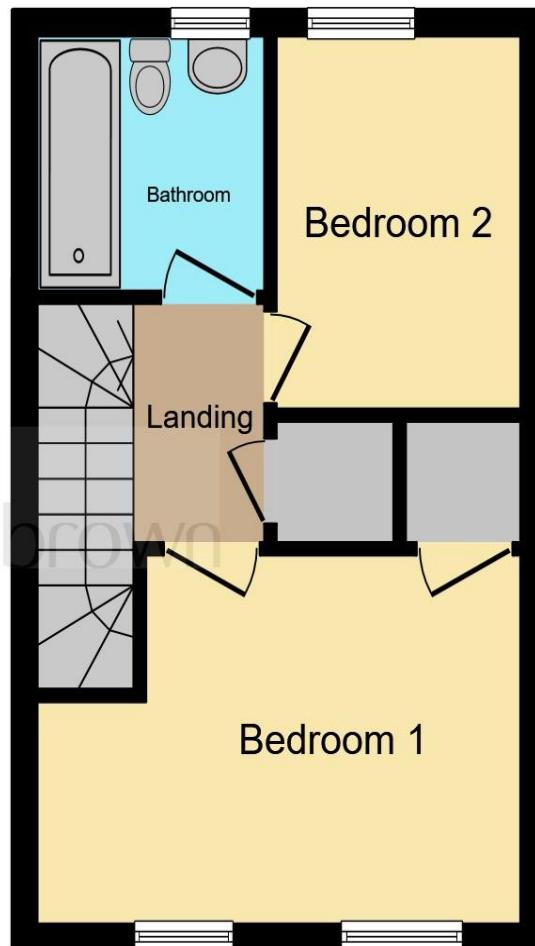
### Harrys Way, Wisbech

ATTENTION FIRST TIME BUYERS / INVESTORS! Have a look at this modern, end of terrace property that is located in the popular town of Wisbech. The property has a entrance hall, ground floor cloakroom, kitchen and a lounge / diner on the ground floor. On the 1st floor are two double bedrooms and a family bathroom. Outside the property is a small front garden and an enclosed rear garden. There is also an allocated parking space to the front of the development. The property has a current sitting tenant, achieving £650 PCM and is also offered for sale with NO FORWARD CHAIN. To find out more or to arrange a viewing, please contact us TODAY!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

13' 5" x 12' 10" Max ( 4.09m x 3.91m Max )

**Kitchen**

6' 4" x 8' 10" ( 1.93m x 2.69m )

**1st Floor Landing**

**Bedroom 1**

9' 8" x 13' 6" Max ( 2.95m x 4.11m Max )

**Bedroom 2**

6' 8" x 9' 5" ( 2.03m x 2.87m )

**Bathroom**

6' 4" x 6' 3" ( 1.93m x 1.91m )

**Front & Rear Parking**

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

### Harrys Way, Wisbech

- NO FORWARD CHAIN
- 2 Double Bedrooms
- Off Road Parking
- Currently Achieving £650 PCM
- Front & Rear Gardens

Tenure: Freehold EPC Rating: C

offers in excess of

# £140,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn right into Weasenham Lane and proceed along taking the third turning left into New Drove. Follow the road along and turn left into Harry's Way. Follow this road round where the property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125101](http://williamhbrown.co.uk/Property/WSB125101)



Property Ref:  
WSB125101 - 0007

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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