



Elm Road, Wisbech PE13 2TB

Welcome to

Elm Road, Wisbech

CALLING ALL INVESTORS! Currently producing a gross yield of around 8% per annum and comprising of two large one bedroom apartments, this freehold property represents a fantastic opportunity for investors. Both apartments have tenants in situ and comprise of a large bedroom, lounge, kitchen and shower room and the ground floor apartment benefits from having a yard area. EPC Rating: 43a - Currently - E / Potential - C

43b - Currently - E / Potential - C



43a

Lounge

12' 5" x 16' 4" minimum (3.78m x 4.98m minimum)

Kitchen

8' 6" x 7' 2" (2.59m x 2.18m)

Bedroom

13' x 14' minimum (3.96m x 4.27m minimum)

Shower Room

6' x 5' 1" (1.83m x 1.55m)

43b

Lounge

12' 5" x 12' 5" minimum (3.78m x 3.78m minimum)

Kitchen

8' 5" x 6' 1" (2.57m x 1.85m)

Bedroom

12' 7" x 10' 3" minimum (3.84m x 3.12m minimum)

Shower Room



view this property online williamhbrown.co.uk/Property/WSB125432



Welcome to

Elm Road, Wisbech

- Freehold property comprising two 1 bed apartments
- Tenants in situ
- Gross yield currently around 8% per annum
- No onward chain
- Central location

Tenure: Freehold EPC Rating: E

£130,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed along and turn right into Elm Road and follow the road round to the left, where the property is on the left-hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125432



Property Ref:
WSB125432 - 0009

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk