



**Kinderley Road, Wisbech PE13 3PW**

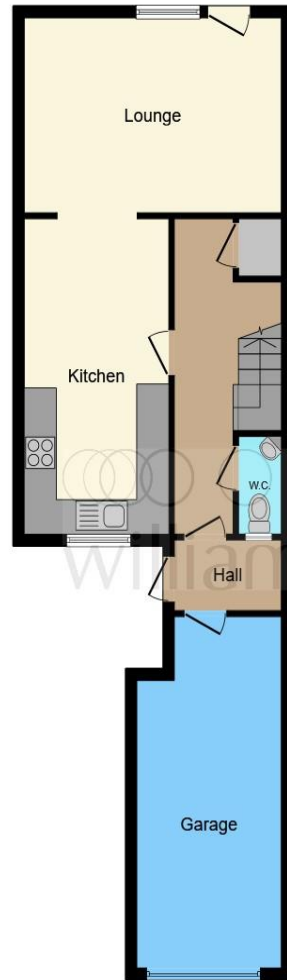


## Welcome to

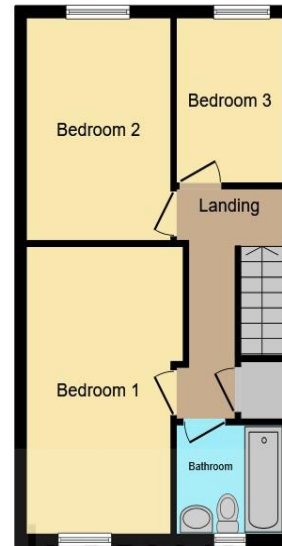
### Kinderley Road, Wisbech

ONE FOR THE INVESTORS or FIRST TIME BUYERS! This established terraced house would make an ideal addition to your portfolio and is available to the market with no onward chain! With three bedrooms and a 15' lounge, the property also benefits from an 18' kitchen/dining room, a downstairs cloakroom, PVCu double glazing, gas radiator central heating & a single garage. Currently Tenanted achieving £210 pcw.





**Ground Floor**



**First Floor**

**Front Porch**

**Entrance Hall**

**Downstairs Cloakroom**

4' 6" x 2' 6" ( 1.37m x 0.76m )

**Kitchen/dining Room**

18' 1" x 9' 2" ( 5.51m x 2.79m )

**Lounge**

10' 8" x 15' 9" ( 3.25m x 4.80m )

**First Floor Landing**

**Bedroom One**

16' 4" maximum x 8' 9" ( 4.98m maximum x 2.67m )

**Bedroom Two**

12' 7" x 8' 9" ( 3.84m x 2.67m )

**Bedroom Three**

9' 9" x 6' 7" ( 2.97m x 2.01m )

**Bathroom**

6' 3" x 6' 6" ( 1.91m x 1.98m )

**Garage**

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

### Kinderley Road, Wisbech

- Established mid terraced house
- Currently Tenanted achieving £210 pcw
- Three bedrooms
- Single garage
- Council Tax: Band A
- NO FORWARD CHAIN

Tenure: Freehold EPC Rating: C

offers over

# £160,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road, signposted Walsoken & Port Area. At the second set of traffic lights turn left into Mount Pleasant Road. Take the first right into Governor Road and proceed to the bottom. Turn left into St Michael's Avenue and then right into Cherry Road, continue along and turn left into Kinderley Road, where the property will be found on the left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125645](http://williamhbrown.co.uk/Property/WSB125645)



Property Ref:  
WSB125645 - 0004

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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