



**New Drove, Wisbech PE13 2RZ**

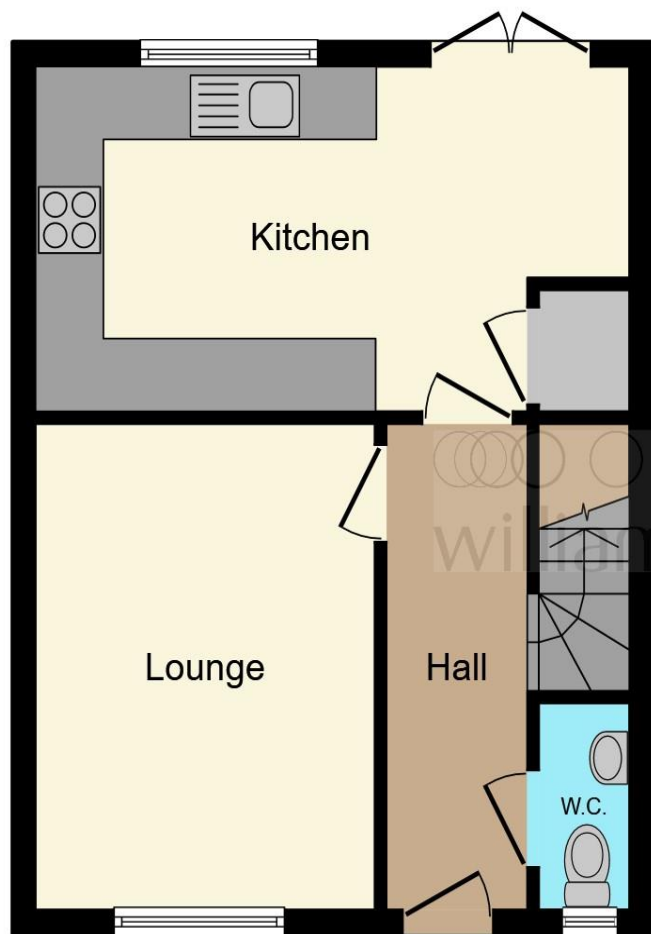


## Welcome to

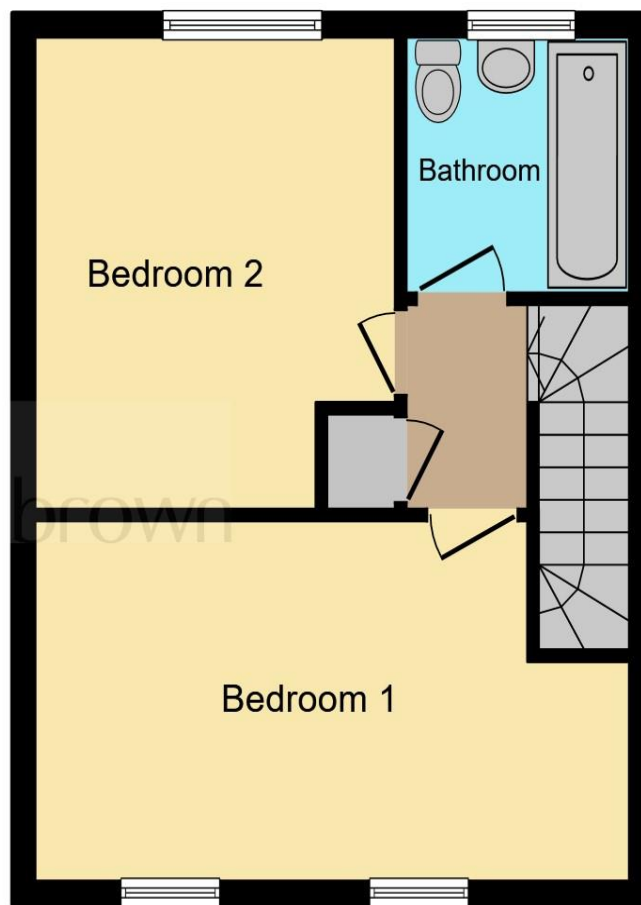
### New Drove, Wisbech

CALLING ALL INVESTORS! Take a look at this modern, semi detached home located on the outskirts of the popular town of Wisbech, complete with sitting tenant achieving £650 PCM. The property offers 2 double bedrooms, a 3 piece bathroom, ground floor cloakroom, lounge and a kitchen / diner. Outside there is a low maintenance gravel garden with driveway to side providing off road parking. The property is connected to mains gas, electric, drainage and water, has upvc double glazing throughout, benefits from having Solar Panels and is being sold with NO FORWARD CHAIN. To fully appreciate this investment opportunity, an early viewing is highly recommended.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

9' 9" x 12' 10" ( 2.97m x 3.91m )

**Kitchen / Diner**

9' 4" Max x 17' 2" ( 2.84m Max x 5.23m )

**1st Floor Landing**

**Bedroom 1**

9' 8" x 17' 3" Max ( 2.95m x 5.26m Max )

**Bedroom 2**

10' 5" Max x 12' 8" ( 3.17m Max x 3.86m )

**Bathroom**

6' 10" x 6' 5" ( 2.08m x 1.96m )

**Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

## New Drove, Wisbech

- NO FORWARD CHAIN
- 2 Double Bedrooms
- Sitting Tenant Achieving £650 PCM
- Solar Panels
- Tax Band: A
- Town Location

Tenure: Freehold EPC Rating: B

offers over

# £155,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and turn right into Weasenham Lane. Continue along and take the third turning left into New Drove. Continue along 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/WSB126025](http://williamhbrown.co.uk/Property/WSB126025)



Property Ref:  
WSB126025 - 0005

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