



**Osborne Road, WISBECH PE13 3JW**



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## welcome to Osborne Road, WISBECH

- Leasehold ground floor flat
- One double bedroom
- Investors or first-time buyers

- No onward chain
- off road parking & enclosed rear garden

Tenure: Leasehold

EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 May 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for

# £85,000



### Description:

CALLING ALL LANDLORDS OR FIRST-TIME BUYERS? Located approximately 1 mile from the town centre, this established ground floor, leasehold flat would make an ideal addition to your portfolio or a first step on the property ladder! In brief, the accommodation comprises of entrance hall, lounge, kitchen, double bedroom and a bathroom. Outside, there is a driveway providing off-road parking and an enclosed rear garden. The property is currently generating a gross yield of around 7.4% per annum.

#### Front Porch

#### Entrance Hall

#### Lounge

14' 2" x 11' 5" maximum ( 4.32m x 3.48m maximum )

#### Kitchen

7' 4" x 11' 5" maximum ( 2.24m x 3.48m maximum )

#### Bedroom

10' 6" x 10' 5" ( 3.20m x 3.17m )

#### Bathroom

7' 3" x 4' 11" ( 2.21m x 1.50m )

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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.

#### Property Ref:

WSB125247 - 0004



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