



Norwich Road, Wisbech PE13 2AP

Welcome to

Norwich Road, Wisbech

Available via Auction - An excellent investment opportunity of a three bedroom ground floor flat producing £9,000 per annum. The flat has been refurbished within the last couple of years and is being offered with 1/3 of the freehold and leasehold interest of the flat. The Freehold is managed by a Limited company made up of the freeholder's - Further information available on request. Accommodation comprises of Kitchen, Shower Room, Lounge, Inner Hallway, 3 Bedrooms and Study. The flat also enjoys it's own private garden. The property was fully damp proofed in 2012 and has 18 years remaining on the warranty and also the block was re-roofed in 2020 and has 21 years remaining on the warranty. Located within the popular Fenland market town of Wisbech the building offers access to the town centre where an array of shops, banks, business and leisure facilities can be found. There is a regular bus service to Peterborough offering connecting trains to London. Viewings: By arrangement with our Joint Auctioneers William H Brown, Wisbech Tel: 01945 464451.



Important Notice: For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

Guide Price: The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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

Entrance

Kitchen

5' 7" x 11' 8" (1.70m x 3.56m)

Shower Room

Lounge

15' 8" + chimney breast recesses x 11' 9" (4.78m + chimney breast recesses x 3.58m)

Bedroom Two

6' x 12' 1" (1.83m x 3.68m)

Inner Lobby

Bedroom One

13' 6" max x 7' 7" min + recesses (4.11m max x 2.31m min + recesses)

Bedroom Three

9' 4" x 7' 10" (2.84m x 2.39m)

Study

13' x 6' 4" + door recess (3.96m x 1.93m + door recess)

Outside

Important Information:

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Welcome to

Norwich Road, Wisbech

- ***** Sale by Auction 19th November 2024 *****
- 3 Bedroom Basement Flat
- Tenant in Situ - Over 10% yield
- Let producing £750pcm
- 1/3 of the freehold included
- Garden

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market, follow the road along and turn left onto Norwich Rd. where the property is on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126284



Property Ref:
WSB126284 - 0006

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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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