



**Norwich Road, Wisbech PE13 2AP**

## Welcome to

### Norwich Road, Wisbech

- Two-bedroom first-floor flat with spacious rooms
- Norwich Road, just minutes from the town centre
- kitchen and living room for comfortable living
- Access to a communal rear courtyard
- Sold with tenants in situ - perfect for investors
- Strong Rental Opportunity
- SOLD with 999 year leasehold
- SOLD with share of freehold

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.

## Description:

Attention investors! This fantastic two-bedroom first-floor flat on Norwich Road, Wisbech, is a prime opportunity to expand your property portfolio. Perfectly located just a short walk from the town centre, this property offers convenience and practicality for tenants, ensuring strong rental appeal.

The flat features good-sized rooms, including a well-proportioned kitchen, a comfortable living room, and two bedrooms, providing plenty of space for modern living. Outside, there's access to a communal rear courtyard, offering an additional space for tenants to enjoy.

This property is being sold with tenants in situ, a share of freehold, and with an extended 999 year leasehold, making it an ideal choice for investors seeking a hassle-free rental property with immediate income. Don't miss out on this excellent investment opportunity - contact us today to arrange a viewing

### Lounge

14' 2" x 13' 6" ( 4.32m x 4.11m )

### Kitchen

11' 10" x 6' 4" ( 3.61m x 1.93m )

### Bathroom

### Hallway

### Bedroom 1

12' 10" x 9' 7" ( 3.91m x 2.92m )

### Bedroom 2

11' 11" x 9' ( 3.63m x 2.74m )

# £100,000

**view this property online** [williamhbrown.co.uk/Property/WSB126865](http://williamhbrown.co.uk/Property/WSB126865)



Property Ref:

WSB126865 - 0003

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](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**