



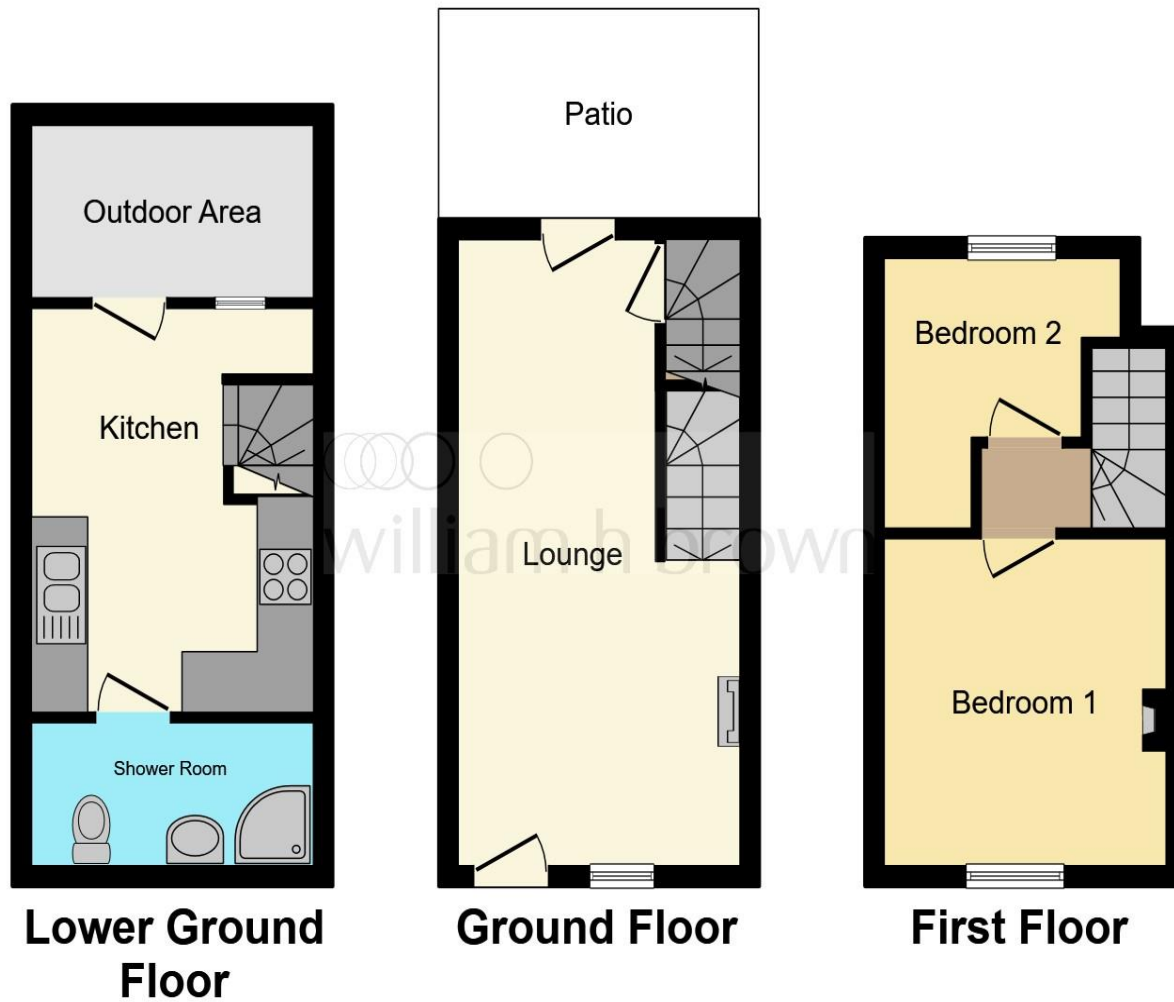
Norwich Road, Wisbech PE13 2AP

Welcome to

Norwich Road, Wisbech

The basement level houses a kitchen and a family bathroom, providing a practical and private space separate from the main living areas. On the ground floor, the lounge/diner offers a generous open-plan space with ample room for both relaxation and dining. Moving upstairs, the first floor hosts two bedrooms, each offering natural light and comfortable living space. With reliable long-term tenants already in situ, this is a hassle-free, investment delivering immediate returns. Located in a well-connected area, with easy access to local amenities, schools, and transport links, this property is an excellent addition to any investment portfolio.





Kitchen

16' 5" x 8' 10" (5.00m x 2.69m)

Family Bathroom

Lounge/Diner

20' 7" x 10' 1" (6.27m x 3.07m)

Bedroom 1

10' 6" x 10' 1" (3.20m x 3.07m)

Bedroom 2

10' 1" x 8' 7" (3.07m x 2.62m)

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

Welcome to

Norwich Road, Wisbech

- Investment property - tenanted at £700 PCM
- 2-bedroom mid-terrace home spanning 3 floors
- Long-term tenants in place
- Located in a well-connected area of Wisbech
- Close to local amenities, schools & transport links

Tenure: Freehold EPC Rating: C

£100,000

Directions to this property:

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. At the third set of traffic lights turn left in to Norwich Road, where the property will be found on right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125050



Property Ref:
WSB125050 - 0002

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.

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william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk