







## Welcome to

# Norfolk Street, Wisbech

- 1-bedroom mid-terrace home in central Wisbech
- Great investment opportunity for rental market
- Town centre location, close to amenities
- Easy access to shops, cafes & transport links

Tenure: Freehold EPC Rating: E

£90,000

## **Description:**

Situated on Norfolk Street, Wisbech, this 1-bedroom mid-terrace home offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. With a compact yet functional layout, this home is ideal for low-maintenance living in a convenient town location.

On the ground floor, the lounge provides a welcoming space to relax, while the kitchen offers ample storage and workspace, plus a downstairs toilet, making it practical for everyday use.

Upstairs, the well-sized bedroom benefits from natural light and a comfortable layout. The shower room is fitted with a shower, hand basin, and WC, providing a stylish and convenient space.

Located in the heart of Wisbech, this property is within walking distance of local shops, cafes, and transport links, making it a great choice for those who want everything on their doorstep. Whether you're looking for an affordable home or a buy-to-let investment, this property offers fantastic potential.

### Lounge

23' max x 9' 5" ( 7.01m max x 2.87m )

#### Kitchen

4' 6" max x 9' 8" ( 1.37m max x 2.95m )

### **Bedroom 1**

12' 7" x 8' 8" ( 3.84m x 2.64m )

**Shower Room** 







# view this property online williamhbrown.co.uk/Property/WSB123531



**Property Ref:** WSB123531 - 0004

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.





01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire, PF13 1DF



williamhbrown.co.uk

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.