



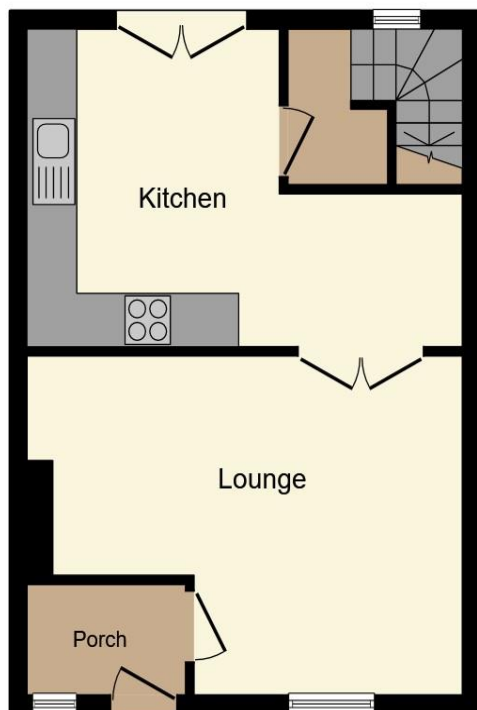
Kirkgate Street, Wisbech PE13 3QR

Welcome to

Kirkgate Street, Wisbech

Three-Storey End Terrace with Tenants In Situ - Gross Yield Approx. 6.8%. Located on established Kirkgate Street and just moments from local amenities, this spacious three-bedroom end-terrace property presents a superb investment opportunity with a gross yield of approximately 6.8% per annum. Set over three floors, the accommodation includes three well-proportioned bedrooms, a refitted kitchen, and generous living space throughout. The property also benefits from an enclosed rear garden, offering outdoor space for tenants to enjoy. With tenants already in situ and no onward chain, this is a ready-made addition to any rental portfolio, offering strong returns in a convenient town location.





Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge

12' 5" x 17' 2" maximum (3.78m x 5.23m maximum)

Kitchen

11' 8" x 15' 11" (3.56m x 4.85m)

First Floor Landing

Bedroom Two

11' 11" x 12' 7" plus recess (3.63m x 3.84m plus recess)

Bedroom Three

6' 9" x 9' 7" (2.06m x 2.92m)

Stairs To Second Floor

Bedroom One

12' 6" x 15' 6" maximum (3.81m x 4.72m maximum)

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

Kirkgate Street, Wisbech

- Established end terraced house
- Three bedrooms
- Tenants in situ
- Gross yield around 6.8% per annum
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road. Continue out of town and at the mini roundabout take the second exit into Lerowe Road. Take the first turning left into Grimmers Road and at the "T" junction turn right into Kirkgate Street. Continue along where the property will be found on the left hand side, on the corner of Church Road.

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127232



Property Ref:
WSB127232 - 0002

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