



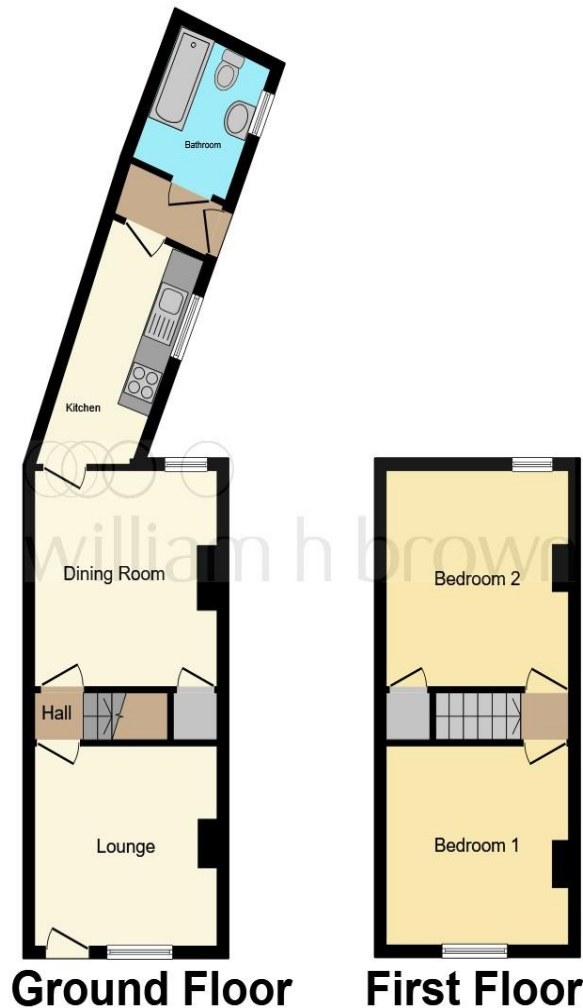
Park Road, Wisbech PE13 2DT

Welcome to

Park Road, Wisbech

Established Two-Bedroom Terrace Overlooking Town Park - No Onward Chain. Positioned on ever-convenient Park Road, just a short stroll from the town centre, this well-maintained mid-terrace house offers an attractive investment opportunity with a gross yield of approximately 7.5%. The property features two spacious double bedrooms, two reception rooms, and a fitted kitchen, with the added benefit of a long-standing tenant in situ - providing immediate rental income from day one. Overlooking the greenery of the town park, the home enjoys a pleasant outlook in addition to its central location. Offered with no onward chain and steady rental history, this is an ideal addition to any buy-to-let portfolio.





Lounge

11' 1" x 10' 10" maximum (3.38m x 3.30m maximum)

Inner Hallway

Dining Room

12' x 10' 10" maximum (3.66m x 3.30m maximum)

Kitchen

12' 2" maximum x 5' 4" (3.71m maximum x 1.63m)

Rear Hallway

Downstairs Bathroom

5' 10" x 5' 3" (1.78m x 1.60m)

First Floor Landing

Bedroom One

12' 4" x 10' 9" maximum (3.76m x 3.28m maximum)

Bedroom Two

10' 11" x 10' 9" maximum (3.33m x 3.28m maximum)

Agents Note:

The seller advises that there is a specialist treatment programme to eradicate an evasive species of plant which will provide a guarantee at the end of the treatment plan. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements. Please contact the branch for further details.

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

Park Road, Wisbech

- Established mid terraced house
- Two double bedrooms
- Long term tenant in situ
- Gross yield approximately 7.5% per annum
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£117,500



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127231



Property Ref:
WSB127231 - 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.

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



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk