



**River Terrace, Wisbech PE13 1PZ**



**Welcome to**

**River Terrace, Wisbech**

CALLING ALL FIRST-TIME BUYERS OR INVESTORS! Situated in a quiet cul de sac location, this established mid terraced house would be an ideal first home or an addition to your portfolio. In need of some modernisation, the property has two/three bedrooms and two reception rooms, and also benefits from PVCu double glazing, gas radiator central heating and is available to the market with no onward chain.





### Lounge

11' x 10' 11" maximum ( 3.35m x 3.33m maximum )

### Dining Room

13' 2" x 10' 11" maximum ( 4.01m x 3.33m maximum )

### Kitchen

8' 6" x 5' 11" ( 2.59m x 1.80m )

### Ground Floor Bathroom

### First Floor Landing

### Bedroom One

11' 1" x 11' 4" maximum ( 3.38m x 3.45m maximum )

### Bedroom Two

10' 11" x 11' 5" maximum ( 3.33m x 3.48m maximum )

### Bedroom Three

8' x 6' 2" ( 2.44m x 1.88m )

### Agents Note:

'The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.'

### Agents Note:

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

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](http://www.focalagent.com)

## Welcome to

### River Terrace, Wisbech

- Established terraced house
- Two/three bedrooms
- Two reception rooms
- Cul de sac location
- No onward chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £115,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127104](http://williamhbrown.co.uk/Property/WSB127104)



Property Ref:  
WSB127104 - 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.

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.



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