



**Elm Road, Wisbech PE13 2SG**

## Welcome to

## Elm Road, Wisbech

A unique and rare investment opportunity in Wisbech! This freehold property comprises two self-contained, highly modern flats, each with its own address and private entrance, currently operated as successful Airbnb units. Whether you're seeking a high-yield buy-to-let, a home with built-in income, or a dual-family living arrangement, this property ticks every box. Both flats are finished to a high specification throughout and can be sold furnished, subject to negotiation-making them ideal for immediate use as serviced accommodation or residential lets.

Flat 1 - Ground Floor - Elm Road, PE13 2SG - DIRECT ACCESS THROUGH FRENCH DOORS TO THE GARDEN FROM THE LIVING ROOM. Step into a stylish open-plan living space, seamlessly blending the kitchen, dining, and lounge area-perfect for modern lifestyles. Off the hallway is a cloakroom, plus direct access to the garden. Two well-proportioned double bedrooms, both featuring private en-suite bathrooms, complete this comfortable and contemporary flat.

Flat 2 - First Floor - Corporation Rd, PE13 2SD - EPC Rating B - JULIET BALCONY THROUGH FRENCH DOORS FROM THE LIVING ROOM. Accessed via a private staircase, the first-floor flat mirrors the layout of the ground floor, offering a bright, modern open-plan kitchen/living/diner, two en-suite double bedrooms, and a separate cloakroom. With high-end furnishings and strong short-stay appeal, this unit is currently a fully operational Airbnb.







**Ground Floor**



**First Floor**

## Ground Floor Flat

### Lounge/Kitchen/Diner

21' 9" max x 15' 3" max ( 6.63m max x 4.65m max )

### Bedroom 1

14' 4" approx x 11' 3" approx ( 4.37m approx x 3.43m approx )

### Ensuite

### Bedroom 2

11' 11" approx x 9' 9" approx ( 3.63m approx x 2.97m approx )

### Ensuite

### Wc

## First Floor Flat

### Kitchen/Diner/Lounge

21' 8" approx x 15' 5" approx ( 6.60m approx x 4.70m approx )

### Bedroom 1

14' 8" approx x 11' 3" approx ( 4.47m approx x 3.43m approx )

### Ensuite

### Bedroom 2

11' 2" approx x 7' 9" approx ( 3.40m approx x 2.36m approx )

### Ensuite

### Wc

## Agents Note:

The current Council Tax band for each property is listed as 'DELETED'. We have shown the previous Council Tax band which is recorded as A for each property for information only. Please check with the Local Authority for current guidance.'

## Please Note:

Council Tax Banding - Due to both flats being operated as Airbnb's they are currently held on Business Rates. Previous Tax Bands A. Please ask Branch for more information.

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

## Elm Road, Wisbech

- Freehold title with two separate flats
- Separate addresses & private entrances
- 2 CUSTOM BUILT APARTMENTS BUILT 4 YEARS AGO
- Option to purchase fully furnished
- Currently run as Airbnb
- Ideal for investors
- Excellent income potential with ready-to-go setup

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

# £330,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127391](https://williamhbrown.co.uk/Property/WSB127391)



Property Ref:  
WSB127391 - 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.



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