





Prins Avenue, Wisbech PE13 3HU

william h brown

Welcome to

Prins Avenue, Wisbech

Situated on the popular Prins Avenue in Wisbech, this well-presented two-bedroom end of terrace home offers modern and comfortable living, making it ideal for first-time buyers or investors alike. The ground floor boasts a spacious and contemporary layout, featuring a generous living room and a modern kitchen/diner, perfect for both everyday living and entertaining. Upstairs, the property comprises a well-proportioned double bedroom with a built-in cupboard providing useful storage, alongside a further single bedroom and a family bathroom. Externally, the property benefits from off-street parking and a low-maintenance, enclosed rear garden, offering a great outdoor space to enjoy with minimal upkeep. Offered with no onward chain, this property presents a fantastic opportunity to step onto the property ladder or add to a rental portfolio. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



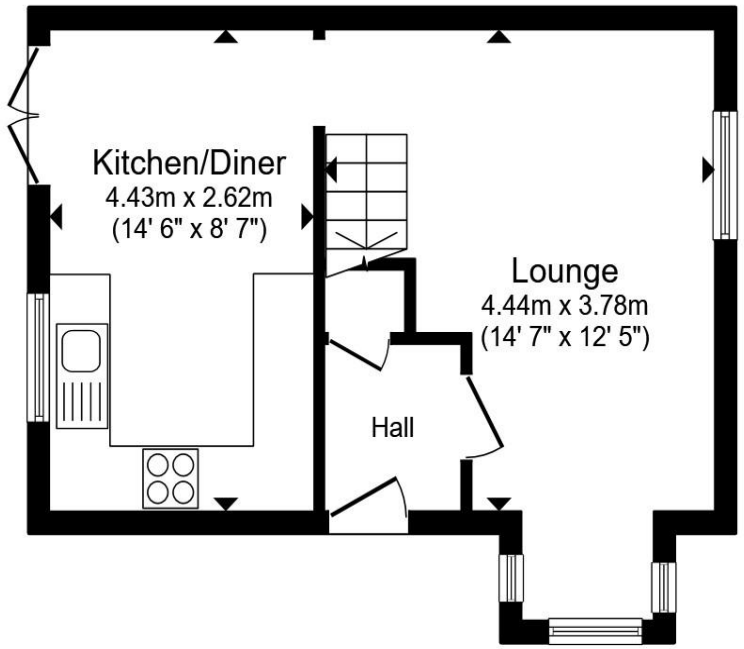




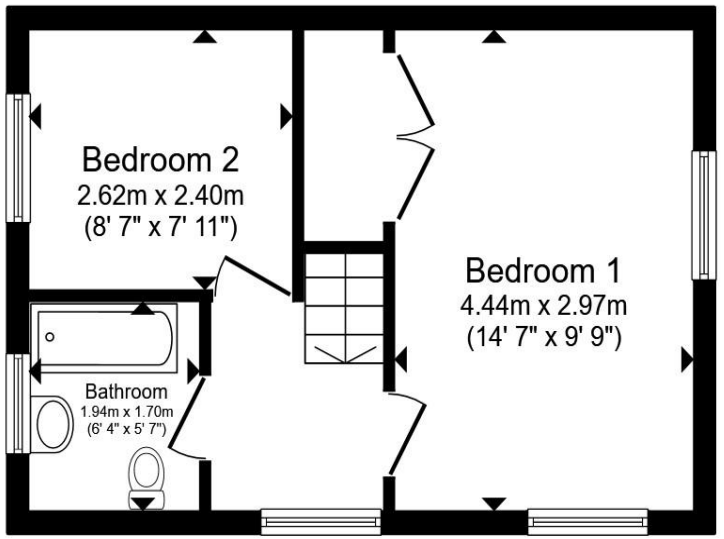








Ground Floor



First Floor

Entrance Hall

Lounge

Kitchen/Diner

Bedroom One

Bedroom Two

Bathroom

Total floor area 59.8 m² (644 sq.ft.) approx

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.propertybox.io

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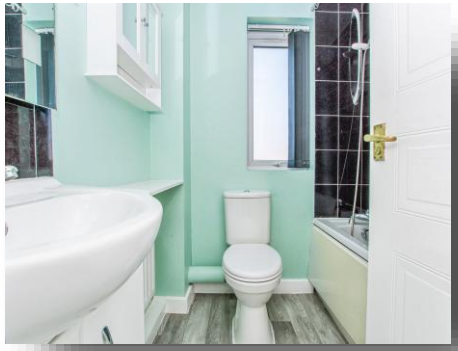
Prins Avenue, Wisbech

- 2 Bedroom House
- End of Terrace
- Modern Decor
- Off Street Parking
- Enclosed Rear Garden
- Gas C/ Heating and Double Glazing
- Ideal for Investors or First Time Buyers
- No Onward Chain

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

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128795

The Property Ombudsman

Property Ref:
WSB128795 - 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.

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