



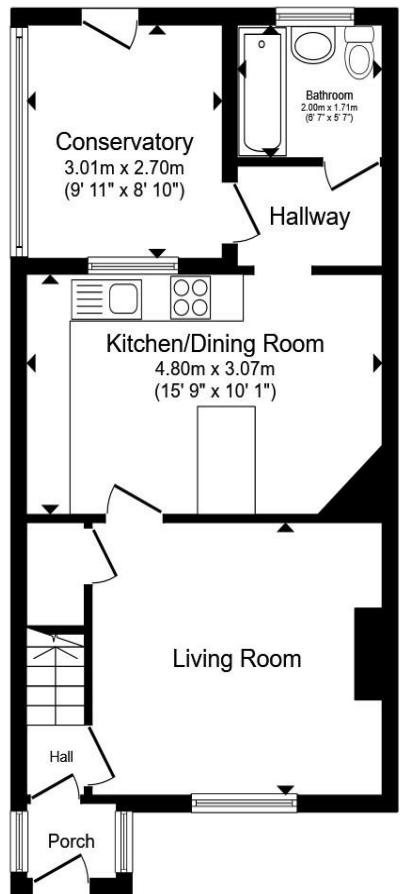
**West Parade, Wisbech PE13 1QB**

## Welcome to

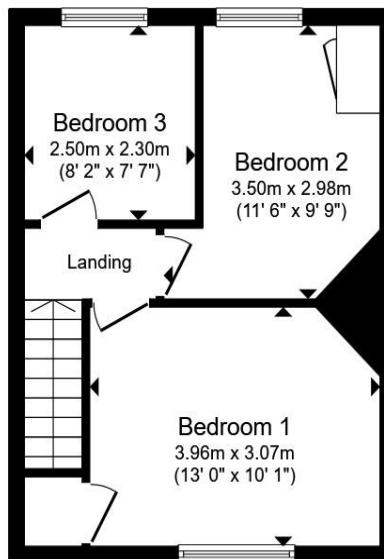
### West Parade, Wisbech

Enjoying a non-estate riverside position overlooking the River Nene, this established end terraced house offers flexible appeal to both investors and owner-occupiers, with a gross yield of around 7.0% per annum and the benefit of no onward chain. The accommodation includes three bedrooms, alongside a 15' kitchen/dining room that forms the heart of the home and a conservatory that extends the living space further. The end-terrace position provides additional privacy and natural light, while the riverside setting creates a peaceful backdrop rarely found so close to amenities. The property is currently tenanted, yet is also available to the owner-occupier, offering flexibility depending on requirements. Whether retained as an income-producing investment or enjoyed as a characterful riverside home, this property presents a compelling opportunity in a convenient non-estate location.





**Ground Floor**



**First Floor**

Total floor area 82.5 m<sup>2</sup> (888 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](http://www.propertybox.io)

**Entrance Hall**

**Lounge**

**Kitchen/Dining Room**

**Rear Hallway**

**Conservatory**

**Downstairs Bathroom**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Agents Note:**

'There is a easement on the title, please enquire with the branch'. - Shared Pedestrian access to rear.

## Welcome to

### West Parade, Wisbech

- Established end terraced house
- Available to investors or owner-occupiers
- Three bedrooms
- Views over the River Nene
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

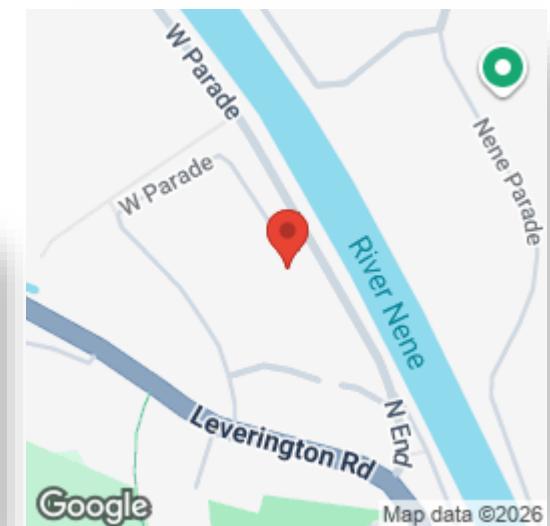
# £158,000



**view this property online** [williamhbrown.co.uk/Property/WSB128049](http://williamhbrown.co.uk/Property/WSB128049)

#### Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Proceed along and turn right onto West Parade (after Asda) where the property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB128049 - 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



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