



North End, Wisbech PE13 1PE

Welcome to

North End, Wisbech

Conveniently situated close to the town centre, this established semi-detached house is currently configured as a House in Multiple Occupation (HMO), presenting an excellent investment opportunity while also offering potential for alternative use, subject to any necessary consents. Currently generating £19,140 per annum, the property is available with the added benefit of no onward chain. The accommodation comprises four bedrooms, together with a communal living area, providing comfortable shared living space for occupants. A shared kitchen/utility area offers practical facilities for day-to-day living, while two shower rooms help accommodate multiple residents with ease. Externally, the property benefits from a courtyard garden, providing a low-maintenance outdoor space for residents to enjoy. Its location close to local amenities, transport links and the town centre further enhances its appeal for tenants and owner-occupiers alike. Whether you're an investor looking to expand your portfolio or a buyer seeking a spacious property with flexible potential, this well-located home offers an excellent opportunity. 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.



Entrance Hall

Lounge/Bedroom 1

10' 10" x 10' 11" maximum (3.30m x 3.33m maximum)

Communal Living Room

112' x 10' 11" plus recess (34.14m x 3.33m plus recess)

Kitchen

8' 9" x 6' 10" (2.67m x 2.08m)

Utility Room

4' 2" x 6' 8" (1.27m x 2.03m)

First Floor Landing

Bedroom Two

12' 11" x 12' 4" maximum (3.94m x 3.76m maximum)

Bedroom Three

9' 11" x 13' 6" maximum (3.02m x 4.11m maximum)

Bedroom Four

10' 11" plus recess x 5' 11" (3.33m plus recess x 1.80m)

Shower Room One

Shower Room Two



view this property online williamhbrown.co.uk/Property/WSB128163



Welcome to

North End, Wisbech

- Established semi-detached house
- Four bedrooms
- Currently used as an H.M.O.
- Close to town
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£220,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Proceed along where the property will be found on your right hand side just before Aldi.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128163



Property Ref:
WSB128163 - 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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk