



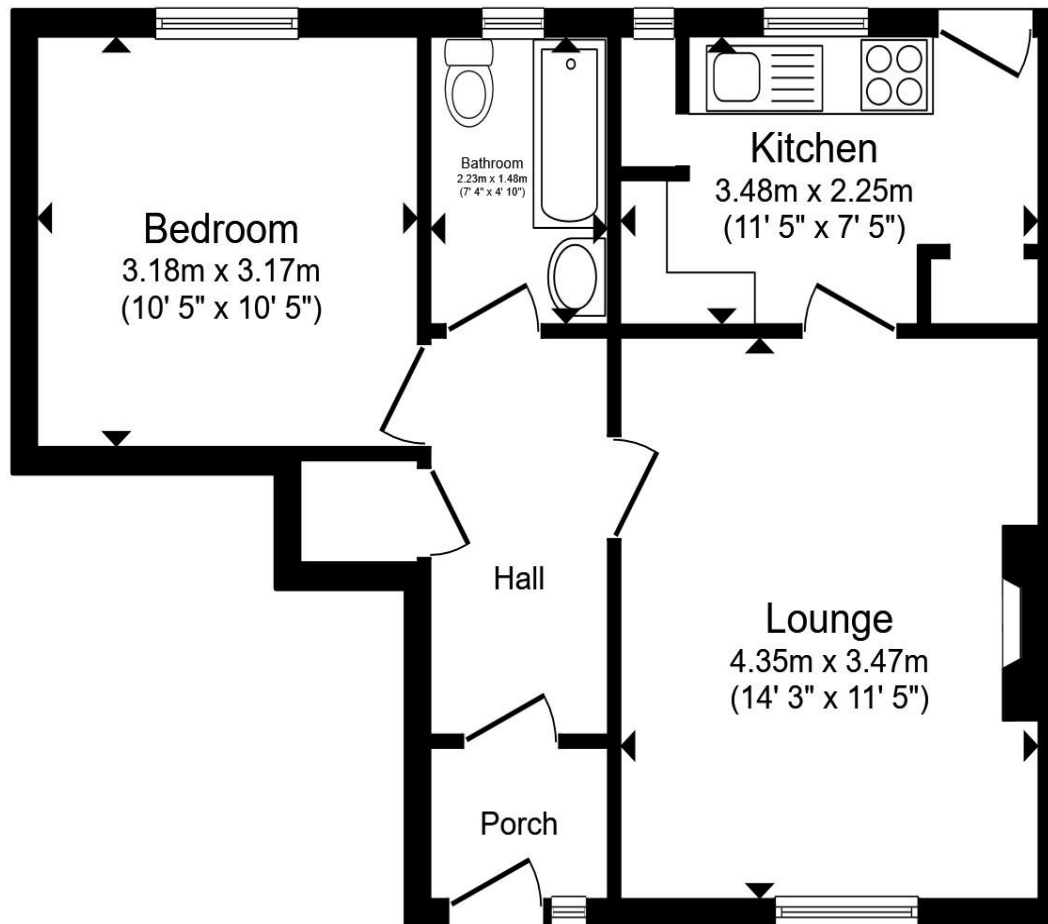
Osborne Road, Wisbech, PE13 3JW

Welcome to

Osborne Road, Wisbech

Conveniently situated less than a mile from the town centre, this established leasehold ground floor flat offers well-presented and easily maintained accommodation, ideal for first-time buyers, downsizers or investors. The property is available with no onward chain. The flat provides one bedroom together with a comfortable living space and practical layout suited to modern day living. Recently redecorated throughout, the property offers a fresh and neutral finish, allowing purchasers to move straight in with minimal work required. A particular advantage is the private rear garden, a rare and highly desirable feature for a ground floor flat, providing useful outdoor space for relaxing or entertaining and benefitting from convenient outdoor storage. Combining convenience, low-maintenance living and outdoor space close to the town centre, this is an excellent opportunity for a wide range of buyers. 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





Porch

Hallway

Lounge

Kitchen

Bedroom

Bathroom

Total floor area 45.2 m² (486 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

Welcome to

Osborne Road, Wisbech

- Established ground floor leasehold flat
- One bedroom
- Less than a mile from the town centre
- Private rear garden with storage space
- No onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 133.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£65,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128598



Property Ref:
WSB128598 - 0005

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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