



York Terrace, Wisbech, PE13 3AZ

Welcome to

York Terrace, Wisbech

CALLING ALL LANDLORDS! Being offered with a long-standing tenant in situ, this established mid terraced house is currently generating a gross yield of around 6.7% and would make a great addition to your portfolio. With two/three bedrooms and two reception rooms, the property also benefits from PVCu double glazing and gas radiator central heating. The property is located less than half a mile from the town centre and has no onward chain. 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.





Lounge

10' 10" x 11' 2" (3.30m x 3.40m)

Dining Room

10' 10" x 11' 2" (3.30m x 3.40m)

Kitchen

9' 3" x 6' 6" (2.82m x 1.98m)

Rear Hallway

Bathroom

8' 10" x 6' 4" (2.69m x 1.93m)

First Floor Landing

Bedroom One

10' 10" x 11' 2" (3.30m x 3.40m)

Bedroom Two

10' 10" x 11' 2" (3.30m x 3.40m)

Bedroom Three

9' 4" x 6' 6" (2.84m x 1.98m)

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

Welcome to

York Terrace, Wisbech

- Established mid terraced house
- Two/three bedrooms
- Tenant in situ
- Current gross yield around 6.71%
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£99,750

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road and turn immediately left into Chase Street. Follow the road down and then turn left into Silver Street. Take the first right into Queen Street where York Terrace is on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126828



Property Ref:
WSB126828 - 0007

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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