



Elm Road, Wisbech PE13 2TB

Welcome to

Elm Road, Wisbech

CALLING ALL INVESTORS! Currently producing a gross yield of around 9% per annum and comprising of two large one bedroom apartments, this freehold property represents a fantastic opportunity for investors.

43a:

Lounge

12' 5" x 16' 4" Minimum (3.78m x 4.98m Minimum)

Kitchen

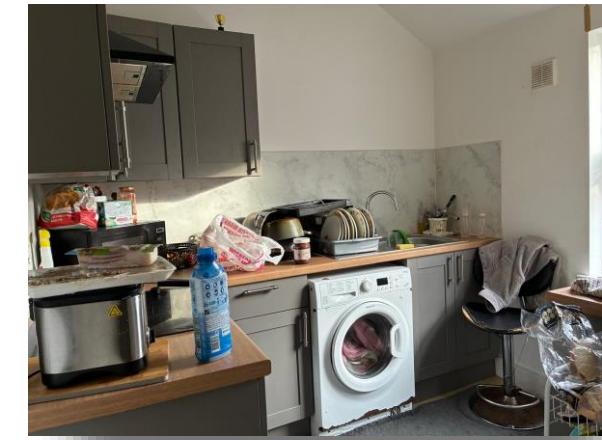
8' 6" x 7' 2" (2.59m x 2.18m)

Bedroom

13' x 14' Minimum (3.96m x 4.27m Minimum)

Shower Room

6' x 5' 1" (1.83m x 1.55m)



43b:

Lounge

12' 5" x 12' 5" Minimum (3.78m x 3.78m Minimum)

Kitchen

8' 5" x 6' 1" (2.57m x 1.85m)

Bedroom

12' 7" x 10' 3" Minimum (3.84m x 3.12m Minimum)

Shower Room



Agents Note:

'Heating to the property is served by Electric. Please contact the branch for more details'

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CALLING ALL INVESTORS! Currently producing a gross yield of around 9% per annum and comprising of two large one bedroom apartments, this freehold property represents a fantastic opportunity for investors. Both apartments have tenants in situ and comprise of a large bedroom, lounge, kitchen and shower room and the ground floor apartment benefits from having a yard area. The first floor apartment has recently had a new kitchen and shower room fitted and the vendor advises that the whole property has been damp-proofed.

EPC Rating:

43a - Currently - E / Potential - C

43b - Currently - E / Potential - C



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Welcome to

Elm Road, Wisbech

- Freehold property comprising two 1 bed apartments
- Tenants in situ
- Gross yield currently around 9% per annum
- Central location
- No onward chain

Tenure: Freehold EPC Rating: E

Council Tax Band: A

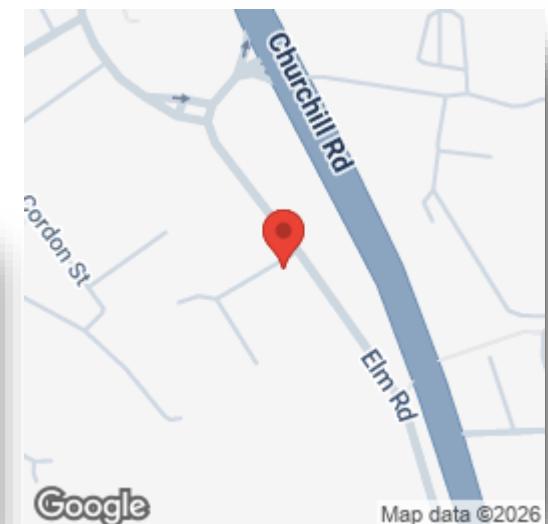
£135,000



view this property online williamhbrown.co.uk/Property/WSB128077

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed along and turn right into Elm Road and follow the road round to the left, where the property is on the left-hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB128077 - 0006

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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