



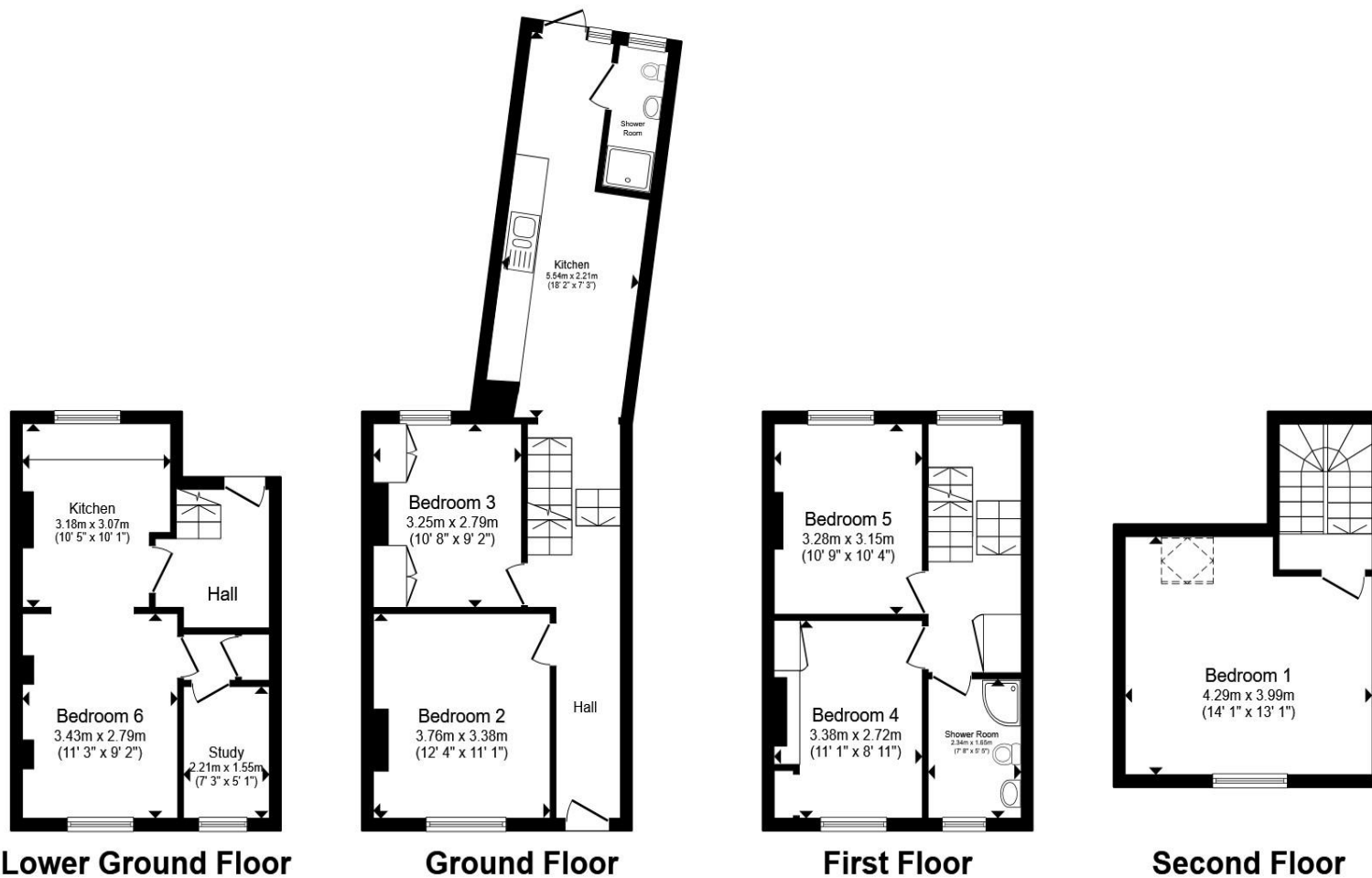
Norwich Road, Wisbech PE13 2AT

Welcome to

Norwich Road, Wisbech

Conveniently situated in a non-estate location close to the town centre, this substantial established town house is arranged over four floors, offering exceptionally spacious accommodation and an excellent investment opportunity. The property is available with the added benefit of no onward chain and is currently tenanted. The accommodation comprises six bedrooms, making it well suited to its current rental use or offering flexible potential for a variety of future uses, subject to any necessary consents. The property also benefits from two shower rooms, providing practical facilities to accommodate multiple occupants. The generous layout, spread across four floors, creates versatile living space and enhances the property's appeal as a high-yielding investment. Its convenient location places a wide range of local amenities, shops and transport links within easy reach. Whether you're looking to expand an investment portfolio or secure a substantial property in a central location, this is an excellent opportunity to acquire a ready-made income-producing asset with strong rental returns. 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.





Total floor area 123.0 m² (1,324 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



Lower Ground Floor

Hallway

Kitchen

Bedroom Six

Study

Ground Floor

Hallway

Kitchen

Bedroom Two

Bedroom Three

Shower Room

First Floor Landing

Bedroom Four

Bedroom Five

Shower Room

Second Floor

Bedroom One

Agents Note:

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

Welcome to

Norwich Road, Wisbech

- Great Investment Opportunity!!
- 5 Bedrooms - Mid Terraced House
- 4 Storey Accommodation
- Currently Tenanted
- Viewing Available 7 days a week!

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128957



Property Ref:
WSB128957 - 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.



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