



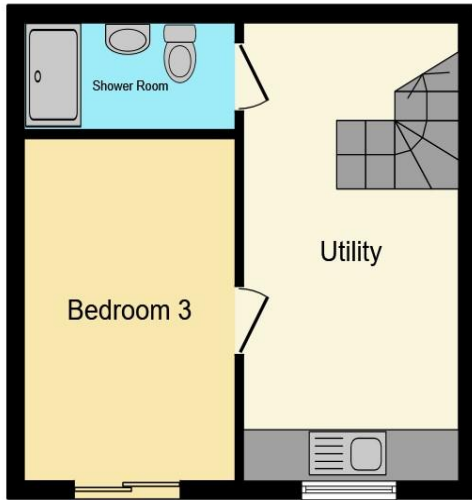
Bruce Court, Chapel Road Wisbech PE13 1RW

Welcome to

Bruce Court, Chapel Road Wisbech

Fantastic investment opportunity.... Tenants in Situ currently paying £975pcm. Situated in the heart of Wisbech on Chapel Lane, this beautifully refurbished three-bedroom mid-terrace home has been finished to a high standard and is ready for its next owners to move straight in. Spanning three floors, the property offers both style and flexibility. The accommodation includes a welcoming lounge, a modern kitchen, and three bedrooms. To serve the household, there is both a family bathroom and an additional shower room, adding extra convenience. Externally, the home benefits from off-road parking, a rare and valuable feature for this central location.

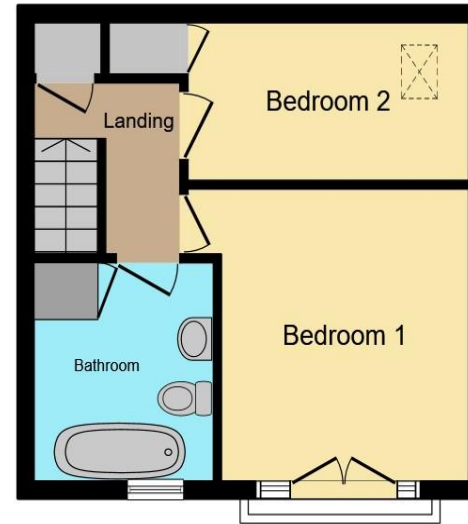




Ground Floor



First Floor



Second Floor

Lounge / Kitchen
18' 3" x 18' 5" (5.56m x 5.61m)

Bedroom 1
10' 2" x 12' (3.10m x 3.66m)

Bedroom 2
6' x 11' 6" (1.83m x 3.51m)

Family Bathroom

Bedroom 3
8' 9" x 13' 2" (2.67m x 4.01m)

Shower Room

Agents Note:
Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

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

Bruce Court, Chapel Road Wisbech

- Tenants in Situ
- Investment opportunity - Currently let at £975pcm
- Flexible layout with plenty of space
- Off road parking
- Central Wisbech, close to amenities
- Accommodation set over 3 floors
- No Chain

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

£159,995



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB127798](https://www.williamhbrown.co.uk/Property/WSB127798)



Property Ref:
WSB127798 - 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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)