



Sefton Avenue, Wisbech PE13 3QN

Welcome to

Sefton Avenue, Wisbech

Offered to the market exclusively for investors, this three-bedroom semi-detached property on Sefton Avenue, Wisbech presents an excellent opportunity to acquire a ready-made investment with a tenant already in situ, providing immediate rental income from completion.



Main Description:

To the first floor are three sizeable bedrooms, offering comfortable living space for tenants, together with a three-piece family bathroom.

Externally, the property benefits from a substantial driveway providing ample off-road parking, a range of useful external storage areas, and a large enclosed rear garden, all of which enhance its attractiveness and rental appeal. Further adding to the property's appeal, a new roof has been fitted within the last couple of years, offering peace of mind and reducing the likelihood of significant maintenance expenditure in the near future.

Situated in a well-established residential area of Wisbech, the property enjoys convenient access to local schools, amenities, and transport links, making it a popular location for families and working professionals alike.

Being sold with a tenant in situ, this property presents an excellent opportunity for investors to acquire an income-producing asset from day one, providing an immediate rental return and a seamless transition of ownership without the need to source a new tenant.

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.



view this property online williamhbrown.co.uk/Property/WSB129160



Welcome to

Sefton Avenue, Wisbech

- SPACIOUS KITCHEN
- LIGHT AND LARGE LOUNGE
- DRIVEWAY PARKING
- TENANTS IN SITU
- NO ONWARD CHAIN
- NEW ROOF

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£180,000



view this property online williamhbrown.co.uk/Property/WSB129160



Property Ref:
WSB129160 - 0003

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk