



**Mill Close, Wisbech PE13 3BD**

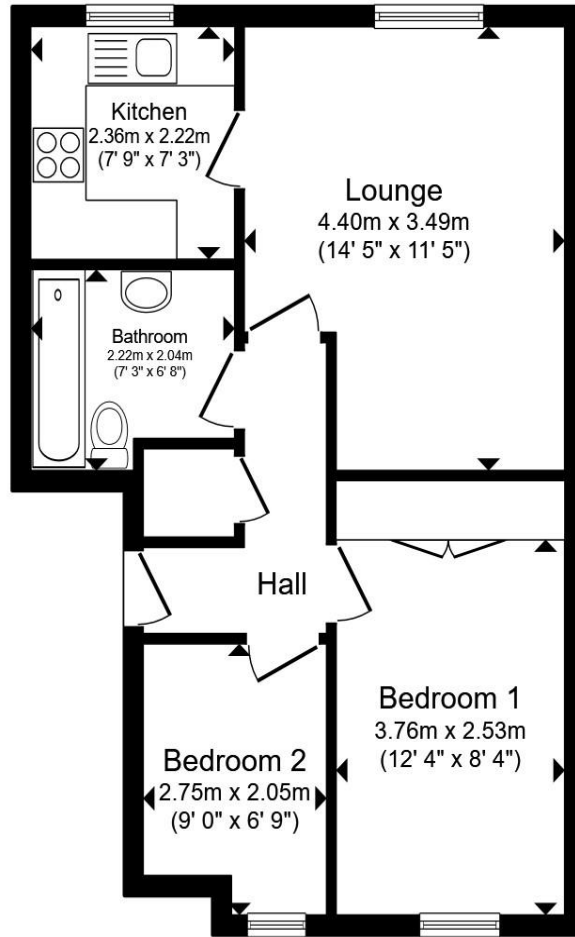
## Welcome to

### Mill Close, Wisbech

Situated in Mill Close in Wisbech, this two bedroom second floor flat offers practical and low-maintenance living in a convenient town location. The accommodation comprises a fitted kitchen, a comfortable living area, two bedrooms (one of which could be used as a home office) and a bathroom, making it suitable for a range of buyers including first time purchasers and investors.

Externally, the property benefits from an allocated parking space, adding to the convenience of the location. With electric heating and easy access to local shops, amenities and transport links, this property represents a great opportunity for those looking for an affordable and well-located home. Early viewing is recommended





**Entrance Hall**

**Lounge**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Agents Note:**

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

'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - No pets

Total floor area 46.4 m<sup>2</sup> (500 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](http://www.propertybox.io)



## Welcome to

### Mill Close, Wisbech

- Second floor flat
- Two bedrooms
- Fitted kitchen
- Electric heating
- Allocated parking space
- Town centre location
- 
- Ideal first time buy or investment

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1595.28

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £80,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128418](http://williambrown.co.uk/Property/WSB128418)



Property Ref:  
WSB128418 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01945 464451**



[Wisbech@williambrown.co.uk](mailto:Wisbech@williambrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williambrown.co.uk](http://williambrown.co.uk)