



Waterlees Road, WISBECH, PE13 3PG

Welcome to

Waterlees Road, WISBECH

Ideal investment or perfect first home! This well-positioned 1-bedroom mid-terraced house is nestled in a quiet lane on the edge of town, within walking distance of local amenities including a primary school, shop, and park. Internally, the property offers a lounge/diner that flows into a bright conservatory, providing extra living space and views over the rear garden. Upstairs features a double bedroom, a dressing room, and a private en-suite bathroom. Outside, you'll find an enclosed rear garden with rear access, a garage, and off-road parking-a rare bonus in this price range. The property is currently tenanted by a long-term occupant who is happy to stay, making this an excellent buy-to-let opportunity. Alternatively, it can be offered with vacant possession for those looking to move in. No onward chain - viewing highly recommended! 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.





Ground Floor



First Floor

Lounge

16' 1" x 11' (4.90m x 3.35m)

Conservatory

7' 11" x 7' 8" (2.41m x 2.34m)

Kitchen

6' 10" x 8' (2.08m x 2.44m)

Bedroom One

10' 11" x 9' (3.33m x 2.74m)

Walk-In Wardrobe

Bathroom

Outside

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

Waterlees Road, WISBECH

- Freehold 1-bedroom mid-terraced home
- Additional dressing room & en-suite bathroom
- Conservatory overlooking the garden
- Private garage & off-road parking
- Quiet tucked-away location
- Great investment or first-time buyer opportunity

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£95,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128880



Property Ref:
WSB128880 - 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@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk