



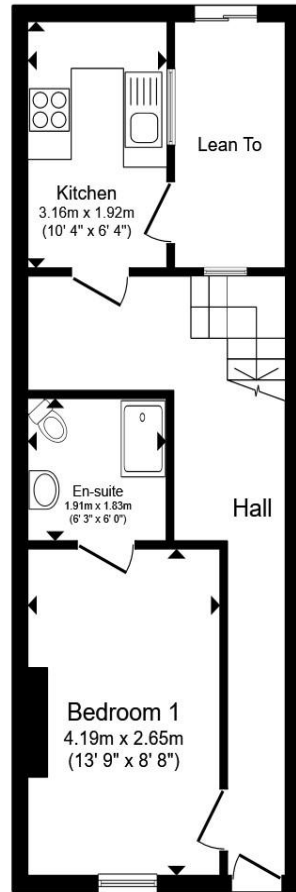
**Blencowe Terrace, WISBECH PE13 2DP**

## Welcome to

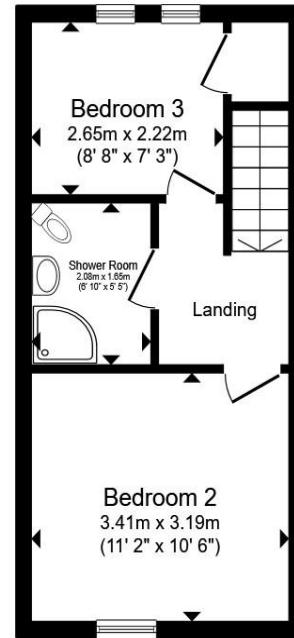
### Blencowe Terrace, WISBECH

Located on Blencowe Terrace in Wisbech, this mid-terrace property offers flexible accommodation and is currently set up as a small HMO, making it an appealing option for investors. The ground floor layout has been adapted, with the original lounge space currently arranged to accommodate an additional room, where there is also a bathroom present - offering versatility depending on the buyer's intended use. The property also benefits from a modern fitted kitchen, providing a practical and updated space for day-to-day living. Upstairs, there are two bedrooms along with a family bathroom, maintaining a traditional layout on the first floor. Situated in a convenient town location close to local amenities, this property presents a great opportunity for those looking to invest, reconfigure, or return the property to a standard residential layout. Early viewing is recommended to fully appreciate the flexibility and potential on offer. The property will be vacant upon completion.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Kitchen**

**Ground Floor Bedroom**

**En-Suite Shower Room**

**First Floor Landing**

**Bedroom 2**

**Bedroom 3**

**Additional Shower Room**

Total floor area 66.2 m<sup>2</sup> (712 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

### Blencowe Terrace, WISBECH

- Two bedroom mid-terrace house
- Currently used as a small HMO
- Flexible ground floor layout
- Two bedrooms upstairs
- Modern fitted kitchen
- Town centre location
- Investment opportunity

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

# £116,950



### Directions to this property:

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market, where the property will be found on the left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128479](http://williambrown.co.uk/Property/WSB128479)



Property Ref:  
WSB128479 - 0004

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)