



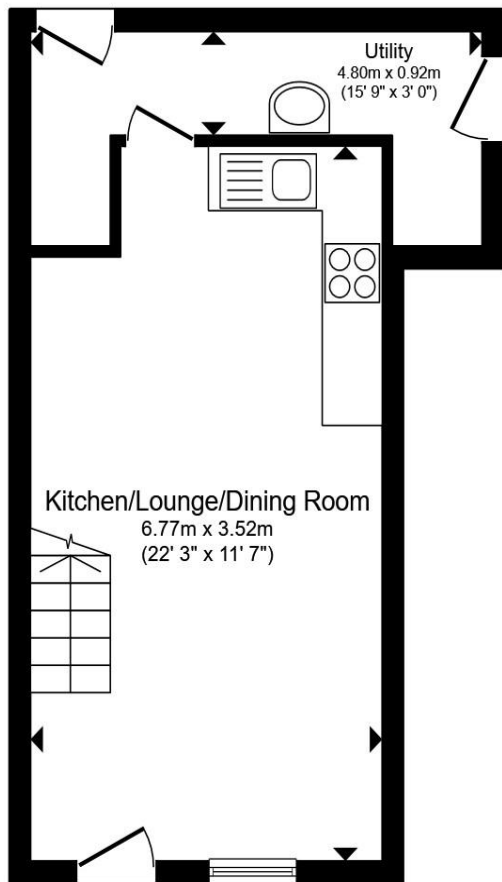
**Norwich Road, Wisbech PE13 2AP**

## **Welcome to**

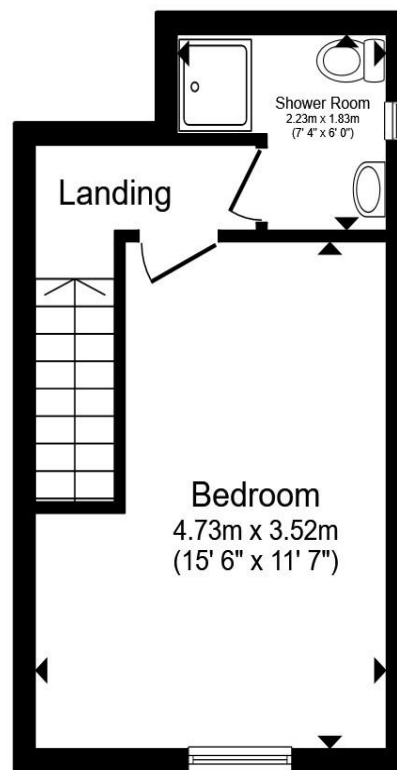
### **Norwich Road, Wisbech**

One bedroom Semi-detached house located within Wisbech Town centre, centrally located close to local amenities, Perfect for a first time purchase or investment the property comprises open plan Kitchen/Living area, One bedroom and Shower room, the property further benefits from a rear garden. 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**

Total floor area 51.2 m<sup>2</sup> (551 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)

**Kitchen/Living Room**

**Rear Hallway**

**First Floor Landing**

**Bedroom**

**Shower Room**

**Agents Note:**

'There is a easement on the title, please enquire with the branch' - Shared Pathway.

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

**Welcome to**

## **Norwich Road, Wisbech**

- Semi-detached house
- One Bedroom
- Shower Room
- Open plan Kitchen/living area
- Rear garden

Tenure: Freehold EPC Rating: F

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/WSB128702](https://williamhbrown.co.uk/Property/WSB128702)



Property Ref:  
WSB128702 - 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.



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