





Norwich Road, Wisbech PE13 2AP

william h brown

Welcome to

Norwich Road, Wisbech

Attention investors! This fantastic two-bedroom first-floor flat on Norwich Road, Wisbech, is a prime opportunity to expand your property portfolio. Perfectly located just a short walk from the town centre, this property offers convenience and practicality for tenants, ensuring strong rental appeal. The flat features good-sized rooms, including a well-proportioned kitchen, a comfortable living room, and two bedrooms, providing plenty of space for modern living. Outside, there's access to a communal rear courtyard, offering an additional space for tenants to enjoy. This property is being sold with tenants in situ, a share of freehold, and with an extended lease subject to sale, making it an ideal choice for investors seeking a hassle-free rental property with immediate income. Don't miss out on this excellent investment opportunity - contact us today to arrange a viewing. 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















Lounge
14' 2" x 13' 6" (4.32m x 4.11m)

Kitchen
11' 10" x 6' 4" (3.61m x 1.93m)

Bathroom

Hallway

Bedroom One
12' 10" x 9' 7" (3.91m x 2.92m)

Bedroom Two
11' 11" x 9' (3.63m x 2.74m)

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

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

Norwich Road, Wisbech

- Two-bedroom first-floor flat with spacious rooms
- Norwich Road, just minutes from the town centre
- kitchen and living room for comfortable living
- Access to a communal rear courtyard
- Sold with tenants in situ - perfect for investors
- Strong Rental Opportunity
- Sale Subject to lease extension
- SOLD with share of freehold

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 800.00 / Ground Rent: 240.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 2004. 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 williamhbrown.co.uk/Property/WSB128239

The Property Ombudsman

Property Ref:
WSB128239 - 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.

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