



West Street, Wisbech PE13 2ND

Welcome to West Street, Wisbech

- Purpose-built ground floor flat
- One double bedroom
- 16' lounge
- Close to town
- No onward chain

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1269.60
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price
£30,000

Conveniently situated close to the town centre, this purpose-built ground floor flat offers well-proportioned and practical accommodation, ideal for a first-time buyer, downsizer or investor. The property features a generous double bedroom and a spacious 16' lounge, providing a comfortable main reception area for relaxing and entertaining. Further benefits include PVCu double glazing and gas radiator central heating. The ground floor position offers easy access, while the convenient location places a range of everyday amenities and facilities within easy reach. Offered with no onward chain, this appealing flat provides an excellent opportunity to acquire a conveniently located home with straightforward, low-maintenance accommodation. 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.



Communal Lobby
Entrance Hall
Lounge
Kitchen
Bedroom
Shower Room

Important Notice:

See Branch

Guide Price:

See Branch

Important Information:

See Branch

view this property online williamhbrown.co.uk/Property/WSB129134



Property Ref:
WSB129134 - 0002

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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