



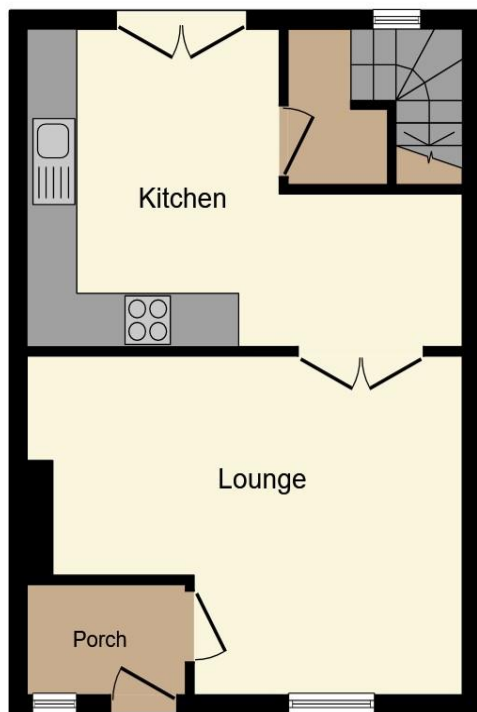
**Kirkgate Street, Wisbech PE13 3QR**

## Welcome to

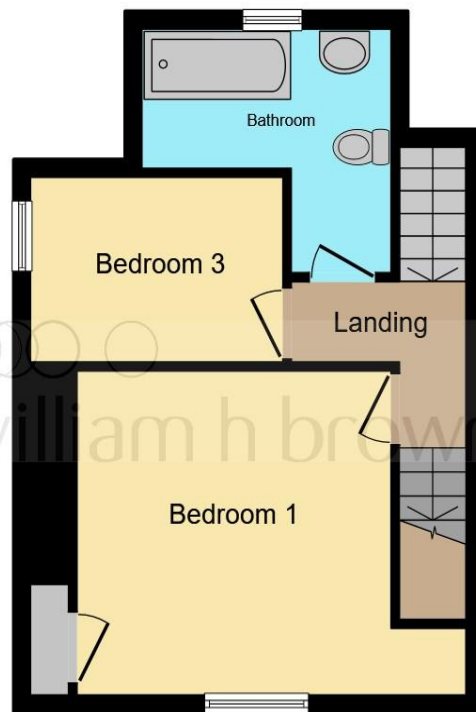
### Kirkgate Street, Wisbech

Three-Storey End Terrace with Tenants In Situ - Gross Yield Approx. 6.8%. Located on established Kirkgate Street and just moments from local amenities, this spacious three-bedroom end-terrace property presents a superb investment opportunity with a gross yield of approximately 6.8% per annum. Set over three floors, the accommodation includes three well-proportioned bedrooms, a refitted kitchen, and generous living space throughout. The property also benefits from an enclosed rear garden, offering outdoor space for tenants to enjoy. With tenants already in situ and no onward chain, this is a ready-made addition to any rental portfolio, offering strong returns in a convenient town location.

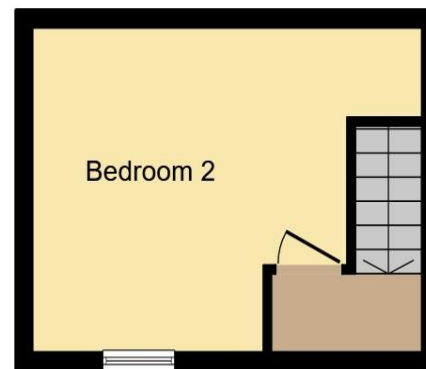




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Lounge**

12' 5" x 17' 2" maximum ( 3.78m x 5.23m maximum )

**Kitchen**

11' 8" x 15' 11" ( 3.56m x 4.85m )

**First Floor Landing**

**Bedroom Two**

11' 11" x 12' 7" plus recess ( 3.63m x 3.84m plus recess )

**Bedroom Three**

6' 9" x 9' 7" ( 2.06m x 2.92m )

**Stairs To Second Floor**

**Bedroom One**

12' 6" x 15' 6" maximum ( 3.81m x 4.72m maximum )

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](http://www.focalagent.com)

## Welcome to

### Kirkgate Street, Wisbech

- Established end terraced house
- Three bedrooms
- Tenants in situ
- Gross yield around 6.8% per annum
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £150,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127232](http://williamhbrown.co.uk/Property/WSB127232)



Property Ref:  
WSB127232 - 0003

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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](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)