



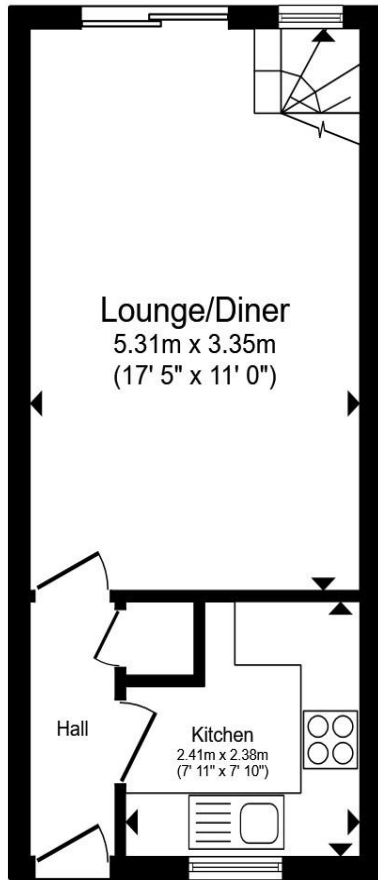
Heron Road, Wisbech, PE13 2TR

Welcome to

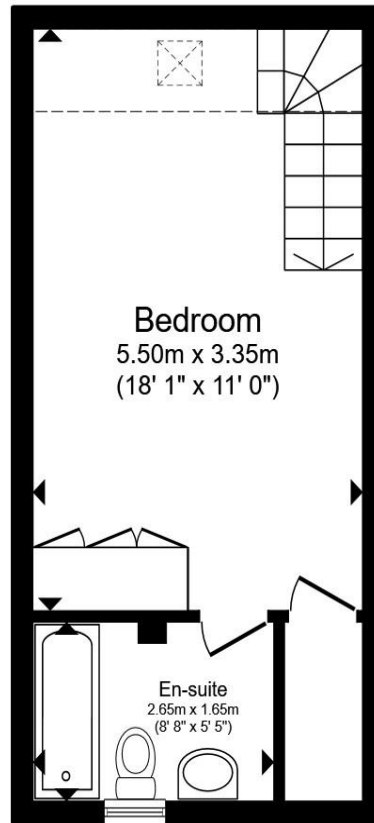
Heron Road, Wisbech

Situated on Heron Road in Wisbech, this one bedroom mid-terrace property is offered for sale as seen and presents an excellent opportunity for investors or buyers looking for a project. The property requires some works, making it ideal for those looking to add value and maximise return. Once improved, it offers great rental income potential, making it a strong addition to any investment portfolio. Located in a convenient residential area close to local amenities, the property benefits from strong demand for rental properties within the area. This is a straightforward investment opportunity with clear potential - The property is vacant - early viewing is recommended.





Ground Floor



First Floor

Entrance Hall

Kitchen

Lounge / Diner

First Floor

Bedroom

Bathroom

Total floor area 50.6 m² (545 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

Welcome to

Heron Road, Wisbech

- One bedroom mid-terrace house
- Sold as seen
- Vacant - view now!
- Off road parking and garage
- Excellent investment opportunity
- Strong rental income potential
- First time buy
- Ideal buy-to-let or project or first home

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£100,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB128374](https://www.williamhbrown.co.uk/Property/WSB128374)



Property Ref:
WSB128374 - 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@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)