



Artillery Street, Wisbech, PE13 2QP

Welcome to

Artillery Street, Wisbech

Located on Artillery Street, Wisbech, this large six bedroom semi-detached house has previously been used as a House in Multiple Occupation and is now offered to the market vacant, presenting an excellent opportunity for investors. The ground floor comprises two bedrooms, a kitchen/ dining room, shower room, and a store room, offering a flexible layout suitable for reconfiguration or continued multi-room use (subject to any required consents). The first floor provides four further bedrooms along with a bathroom, creating a generous amount of accommodation across both levels. Externally, the property benefits from a rear garden and a brick outbuilding, offering additional storage or potential ancillary use. The property is offered at £250,000, and notably, the adjacent property (No.11) - also a previously used six bedroom semi-detached HMO - is available separately at the same price, creating a rare opportunity to acquire one or both properties. 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.





Entrance Hall

Kitchen / Lounge / Diner

Downstairs Bedroom One

Downstairs Bedroom Two

Store

Shower Room

First Floor Landing

Bedroom Three

Bedroom Four

Bedroom Five

Bedroom Six

Bathroom

Total floor area 163.2 m² (1,756 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

Artillery Street, Wisbech

- Six bedroom semi-detached property
- Previously used as a six bedroom HMO
- Now vacant - viewings available
- Two bedrooms on the ground floor
- Four bedrooms on the first floor
- Kitchen/dining room
- Shower room and bathroom
- Excellent investment opportunity

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough. At the traffic lights continue straight on and turn left into Somers Road. At the junction turn left into Queens Road and then turn left again into Cannon Street. Turn right into Artillery Street where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128133



Property Ref:
WSB128133 - 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.



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