



39 Wilderness Walk, Wisbech

Wisbech

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PARTNERS**

Offers in Region of £170,000

**Book your
viewing now**



 01945 572020



PRIME INVESTMENT in the heart of Wisbech Town Centre!
This spacious 5-BEDROOM Apartment promises both convenience and opportunity, making it the perfect investment property. Explore the potential for high returns in this central location.

This apartment is split over 3 storeys for modern living, including a spacious lounge, NEW fitted kitchen & flooring. Two shower rooms for convenience, the electrics have been REWIRED and also a new flat ROOF TERRACE. This apartment has the benefit of NO UPWARD CHAIN so this is an ideal property with huge earning potential, ideal for HMO subject to application of licence.

Call now to discuss further... YPP.

Key features

Huge Earning Potential

No Upward Chain

Investment Property

3 Storeys

2 Shower Rooms

5 Bedrooms

Roof Terrace With New Flat Roof

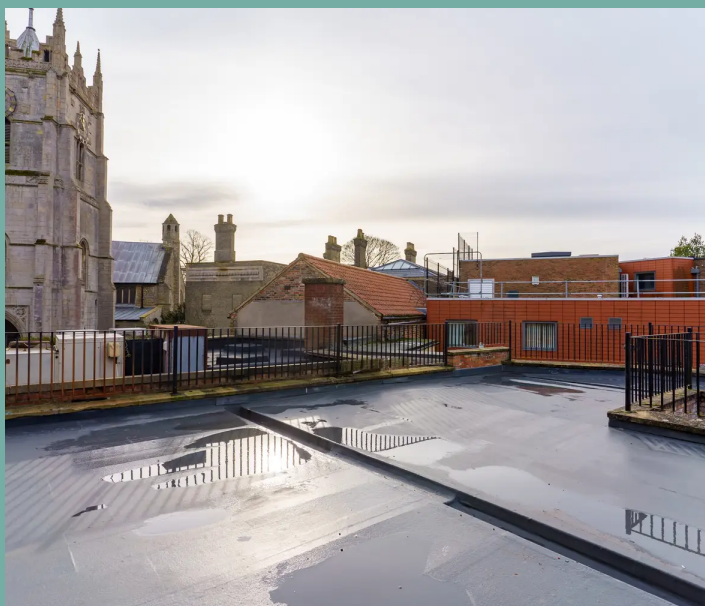
Newly Fitted Flooring & Kitchen

Recently Rewired

Town Centre Location

Location

Welcome to Wisbech, a historic market town offering a blend of the past and present. Explore the town centre's rich history with landmarks like Wisbech Castle and St. Peter and St. Paul Church.





Step into this opportunity, walk down wilderness walk and take the stairs to the New flat roof terrace with view of the church

On the First Floor

Kitchen 14' 3" x 10' 1" (4.34m x 3.08m)

The entrance to the apartment of opportunity via light airy & kitchen with space for a table, fitted with kitchen, base and wall mounted units, stainless steel sink, hob, oven and extractor.

Living Room 18' 9" x 10' 1" (5.72m x 3.08m)

Make your way to the spacious Lounge with spotlights and newly fitted carpets, which run throughout the apartment.

W/C Bedroom 3 14' 3" x 12' 6" (4.34m x 3.82m) with toilet and small wash hand basin.

Bedroom 3 16'0" x 10'0" (4.88m x 3.05m) your enter this bedroom from the lounge, within the bedroom you have 2 large windows overing looking the market place and a with door to large storage cupboard and decorative fire place .



Hallway with stairs leading to second floor.

When you arrive on the second-floor landing with doors taking you to master bedroom and 2nd bedroom with shower 1 and shower room 2 situated on this floor.

Master Bedroom 16' 0" x 12' 6" (4.89m x 3.81m) this spacious bedroom with Balcony with Built in cupboards ideal for storage, with Balcony window overlooking Roof terrace.

Shower Room 1 with shower cubicle

Shower Room 2 shower cubical, wash hand basin and WC

Bedroom 2 15' 5" x 13' 5" (4.69m x 4.08m) this spacious bedroom dual windows facing market place with decorative fireplace feature with built in storage cupboard.

Staircase which takes you to the third-floor landing where bed 4 and 5 are situated.





Third Floor with doors leading to bedroom 4 and 5.

Bedroom 4 14' 7" x 8' 5" (4.44m x 2.57m) with dual windows with views of the roof tops of the market place. Built in storage cupboard.

Bedroom 5 7' 0" x 7' " (2.13m x 2.13m) with window overlooking stair case to the third floor





First Floor

Second Floor

Third Floor

Total floor area 164.0 m² (1,765 sq.ft.) approx

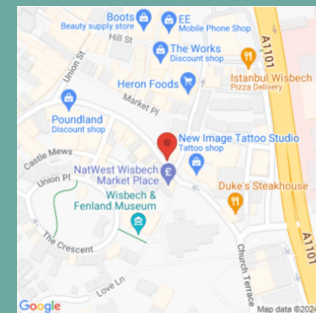
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
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✉ Enquiries@yourpropertypartners.co.uk
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