



Osborne Road  
Wisbech  
Cambridgeshire  
PE13 3JT

Offers In Excess Of £125,000

bettermove

# Osborne Road

## Wisbech

Bettermove are proud to present this 2 bedroom terraced house in Wisbech available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

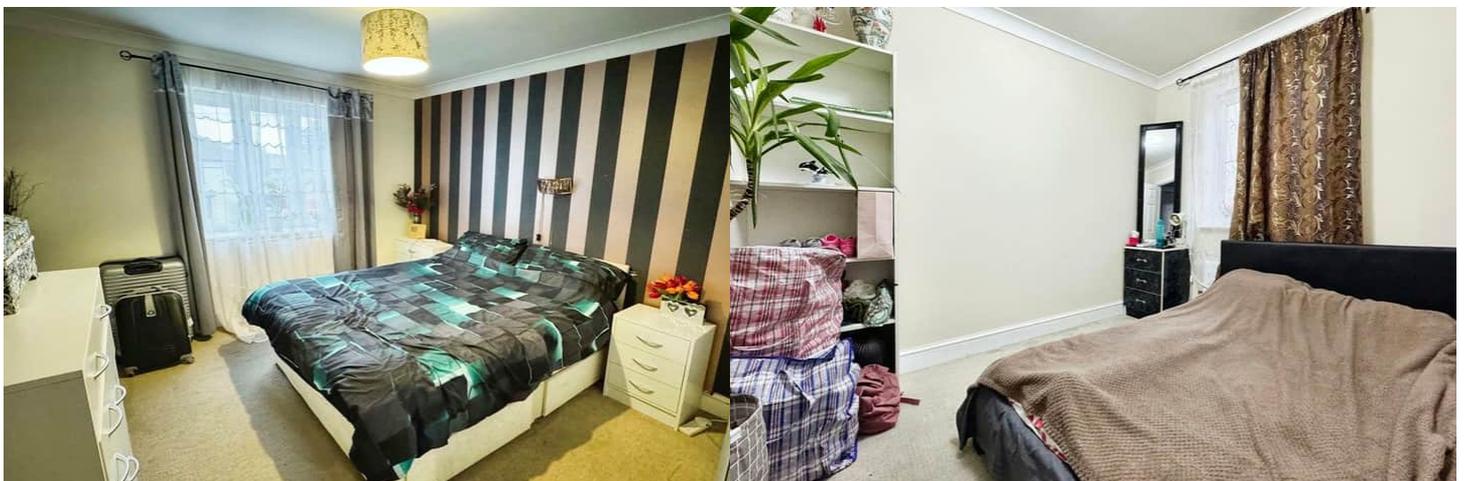
The property benefits from double glazing, gas central heating throughout and has off street parking available.

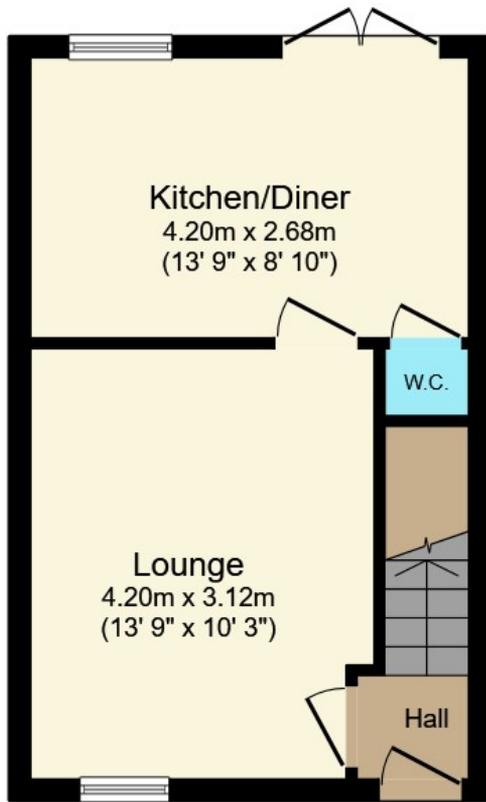
The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, w/c and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

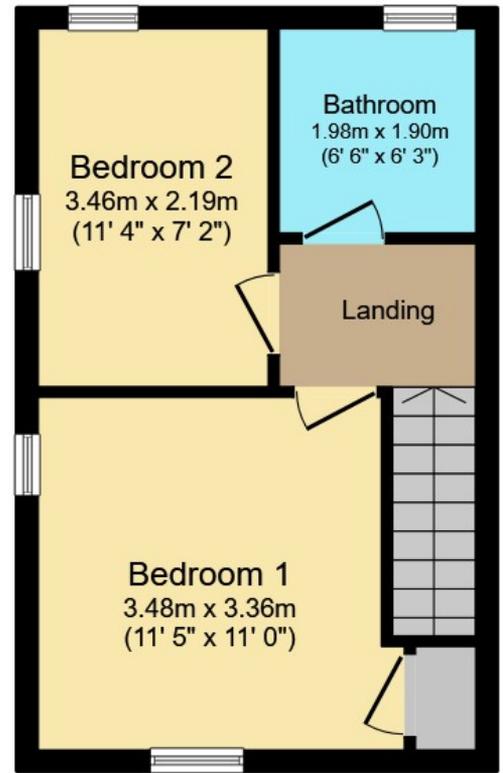
Located in the popular town of Wisbech, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A1101, A47 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





**Ground Floor**  
Floor area 29.1 m<sup>2</sup> (313 sq.ft.)



**First Floor**  
Floor area 29.1 m<sup>2</sup> (313 sq.ft.)

**TOTAL: 58.1 m<sup>2</sup> (625 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

| Energy Efficiency Rating                           |           |                         |
|--|-----------|-------------------------|
|  | Current   | Potential               |
| <i>Very energy efficient - lower running costs</i> |           |                         |
| (92+) <b>A</b>                                     |           | <b>91</b>               |
| (81-91) <b>B</b>                                   |           |                         |
| (69-80) <b>C</b>                                   | <b>76</b> |                         |
| (55-68) <b>D</b>                                   |           |                         |
| (39-54) <b>E</b>                                   |           |                         |
| (21-38) <b>F</b>                                   |           |                         |
| (1-20) <b>G</b>                                    |           |                         |
| <i>Not energy efficient - higher running costs</i> |           |                         |
| <b>England, Scotland &amp; Wales</b>               |           |                         |
|  |           | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |           |                         |
| (92+) <b>A</b>  |           | <b>91</b>               |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  | <b>78</b> |                         |
| (55-68) <b>D</b>  |           |                         |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |           |                         |
| <b>England, Scotland &amp; Wales</b>                                  |           |                         |
|   |           | EU Directive 2002/91/EC |



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