



**Bush Lane
Wisbech
Cambridgeshire
PE13**

Offers in Excess of £235,000

bettermove

Bush Lane

Wisbech

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

This 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, and gas central heating throughout, with off road parking available via the driveway and garage.

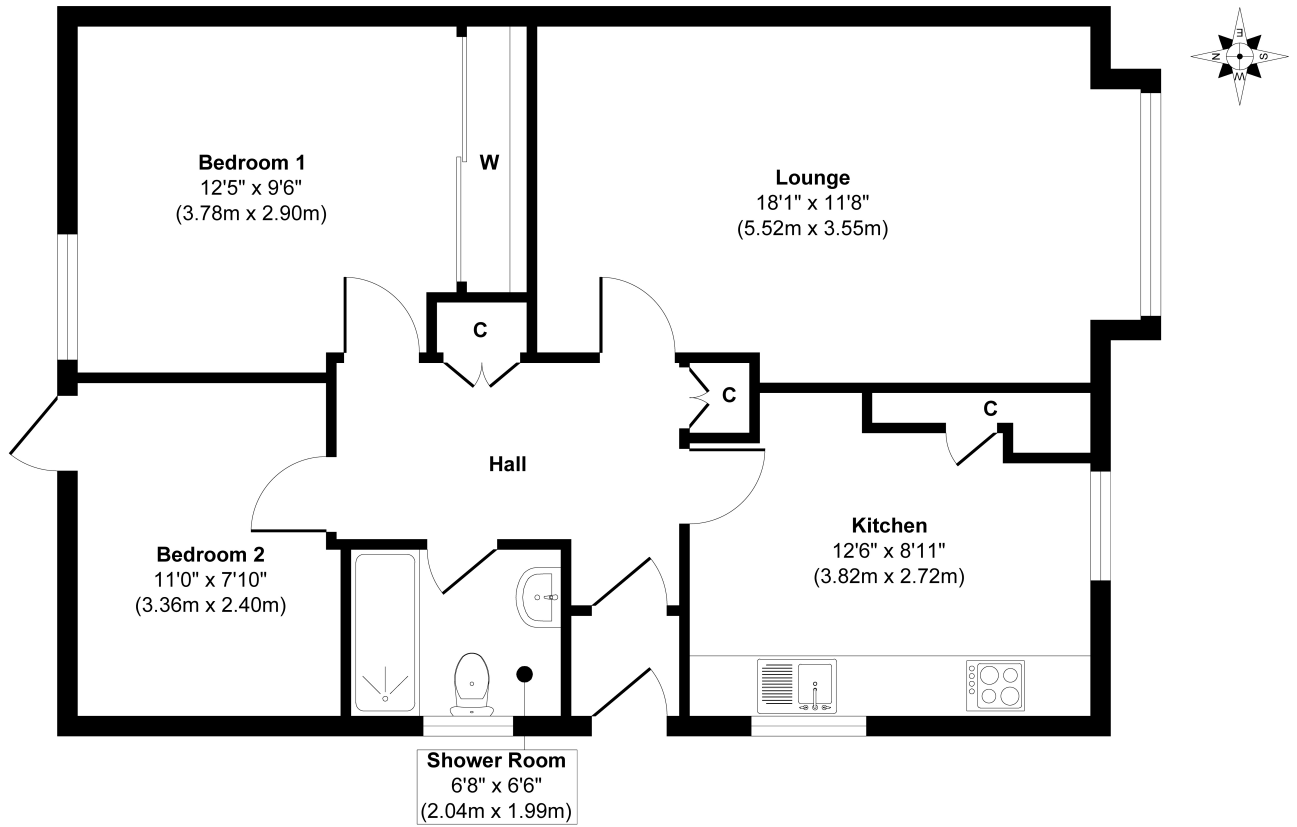
The council tax band is B.

The interior of this property comprises a spacious living room, fitted kitchen, two double bedrooms, and a shower room. The exterior boasts a private rear garden, mainly laid to lawn, and complete with newly installed fence panels, 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 links can be found from March train station (11 miles), a variety of local bus routes, and quick access to the A47.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Floor Plan

Approx. Gross Internal Floor Area 759 sq. ft / 70.53 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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