



**Wentworths Kirkgate, Tydd St. Giles Wisbech PE13 5NZ**



**welcome to**

**Wentworths Kirkgate, Tydd St. Giles Wisbech**

FANTASTIC OPPORTUNITY FOR YOUR OWN HOLIDAY HOME OR HOLIDAY LET, popular location at Tydd St. Giles Golf & Country Club. OPEN PLAN KITCHEN LIVING AREA, Two good sized bedrooms, family bathroom & EN-SUITE SHOWER ROOM. RAISED DECKING AREA. CALL NOW TO VIEW TODAY TO SEE EVERYTHING IT HAS TO OFFER.



## **Open Plan Lounge/ Kitchen**

25' Max x 13' 4" ( 7.62m Max x 4.06m )

Open Plan Lounge/Kitchen/Dining Area having french doors leading to decking.

The Kitchen area has units at wall and base level, wood effect workshops and single bowl stainless steel sink. Eye level oven with LPG four ring gas hob with stainless steel extractor over. Eye level Microwave, built in washing machine, dishwasher and fridge freezer.

## **Bedroom 1**

11' 7" x 8' 3" ( 3.53m x 2.51m )

having range of built- in wardrobes.

## **Ensuite**

5' 1" x 4' 11" ( 1.55m x 1.50m )

having shower cubicle with thermostat shower, low level WC and inset sink. Shaving point and extractor.

## **Bedroom 2**

9' 9" Max x 7' 6" ( 2.97m Max x 2.29m )

having built-in wardrobes and cupboards.

## **Bathroom**

having bath with shower over, low level WC and inset sink. Shaving point and extractor.

## **Outside**

having raised decking seating area with fitted gazebo.



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## Wentworths Kirkgate, Tydd St. Giles Wisbech

- TWO BEDROOM LODGE IDEAL FOR A HOLIDAY HOME OR HOLIDAY LET
- OPEN PLAN KITCHEN LIVING AREA
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- PARK FACILITIES INCLUDE AN 18-HOLE GOLF COURSE,
- RURAL LOCATION

Tenure: Leasehold EPC Rating: Exempt  
offers over

**£60,000**



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Feb 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
LST105988 - 0011

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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