



Augusta Drive Kirkgate, Tydd St. Giles Wisbech PE13 5NZ

welcome to

Augusta Drive Kirkgate, Tydd St. Giles Wisbech

THREE DOUBLE BEDROOMS.VIEWS OF THE LAKE AND GOLF COURSE WITH ACCESS TO LEISURE FACILITIES.PRIVATE FISHING DECK.

William H Brown are pleased to present this park home situated in the lovely village of Tydd St. Giles with great views and access to the site facilities and golf course.



Open Kitchen/ Lounge/ Diner

20' 9" x 18' 9" (6.32m x 5.71m)

Open Plan Kitchen/Lounge/ Dining Area having two windows and patio doors leading to the decked area over looking the lake.

The Kitchen area has units at both base and wall level, worktops with sink, eye level electric oven, dishwasher and fridge freezer.

Utility Room

6' 1" x 4' 8" (1.85m x 1.42m)

having washing machine and tumble drier.

Bedroom 1

9' 6" x 13' 1" (2.90m x 3.99m)

having range of fitted wardrobes.

Ensuite

having shower cubicle, low level WC and sink. Tiled floor.

Bedroom 2

9' x 8' 6" (2.74m x 2.59m)

Bedroom 3

9' x 8' 9" (2.74m x 2.67m)

Bathroom

having corner bath with overhead shower, low level WC and wash hand basin. Tiled floor.

Outside

having small garden and off road parking for two cars.



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- Three double bedrooms
- En-suite to master bedroom
- Open plan lounge/kitchen/diner
- Separate utility room
- Modern interior throughout

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Dec 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST106097 - 0012

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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