



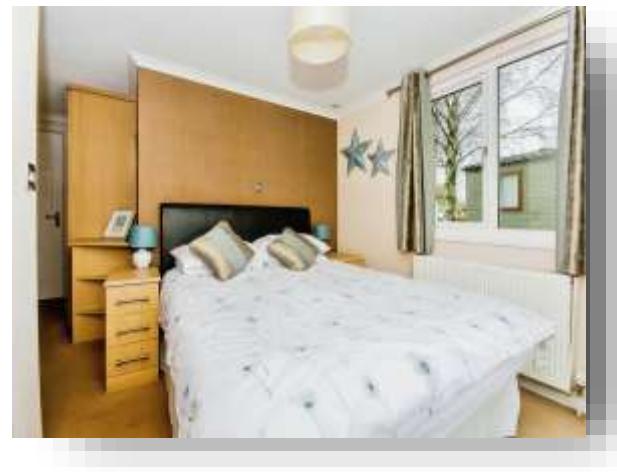
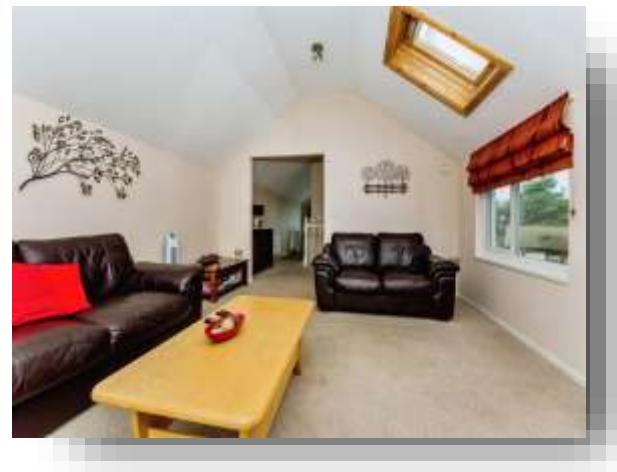
Carnoustie Court Kirkgate, Tydd St. Giles Wisbech PE13 5NZ

william
h brown

welcome to

Carnoustie Court Kirkgate,Tydd St. Giles Wisbech

FANTASTIC OPPORTUNITY FOR YOUR OWN HOLIDAY HOME OR HOLIDAY LET, Popular Location at Tydd St. Giles Golf & Country Club. With 3 Bedrooms and Ensuite to the Ground Floor, Kitchen and Lounge over looking the park. Having the benefit of Off Road Parking for Two Cars. Call to book a viewing.



Entrance Hall

having storage.

Bedroom 1

13' 1" x 9' 9" (3.99m x 2.97m)

having built-in wardrobe, french doors leading to decking area, radiator and window to side.

Ensuite

having shower cubicle, low level WC, sink and heated towel rail.

Bedroom 2

6' 11" x 9' 3" (2.11m x 2.82m)

having built-in wardrobe, storage, radiator and window to side.

Bedroom 3

8' 10" x 7' 2" (2.69m x 2.18m)

having built-in wardrobe, radiator and window to front.

Landing

having storage with boiler.

Lounge

13' x 15' 8" (3.96m x 4.78m)

having electric fire, Juliet balcony, window to side and velux window.

Kitchen

13' 3" x 13' (4.04m x 3.96m)

having range of units at wall and base level, stainless steel sink, built- in oven and microwave, gas hob and extractor. Integrated fridge/freezer, dishwasher and washing machine. Window to front.

Bathroom

having bath with shower from mixer tap, low level WC, sink and heated towel rail.

Outside

having garden with off road paring for two cars.



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Carnoustie Court Kirkgate, Tydd St. Giles

Wisbech

- Three Bedroom Lodge Ideal For A Holiday Home Or Holiday Let
- Lounge and Kitchen To First Floor With Views of the Park
- Family Bathroom And Ensuite to Master
- Park Facilities Include A Golf Course, Gym Indoor Pool

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: 48.00

Ground Rent: 3356.92

This is a Leasehold property with details as follows; Term of Lease 99 years from 30 Apr 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£100,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
LST106238 - 0010

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



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