



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

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 parking 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106238 - 0010

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