

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. OPEN PLAN KITCHEN LIVING AREA, Two good sized Bedrooms, Family Bathroom & ENSUITE SHOWER ROOM. Off Road Parking. CALL THE TEAM TODAY TO VIEW.













Open Plan Lounge/ Kitchen

23' 3" x 18' 10" (7.09m x 5.74m)
Open Plan Lounge/Kitchen/Dining Area having attractive fireplace with fire. Patio doors leading to decking.

Open Plan Kitchen Area

having wall and base level units, worktops and sink. Eye level oven with LPG gas hob with cooker hood over. Space for washing machine, built in fridge/freezer and dishwasher. Breakfast Bar.

Bedroom 1

 $9' \times 9' \cdot 4''$ ($2.74m \times 2.84m$) having fitted wardrobe with window to front.

Ensuite

having Shower cubicle, low level WC and vanity unit.

Bedroom 2

9' 10" x 9' 2" (3.00 m x 2.79 m) having fitted wardrobes with window to side.

Bathroom

having bath with shower attachment, low level WC and vanity unit. Towel radiator.

Outside

having decking, off road parking and shed.





welcome to

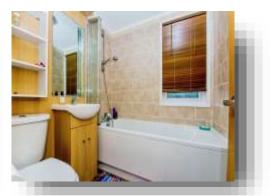
Carnoustie Court Kirkgate, Tydd St. Giles Wisbech

- TWO BEDROOM LODGE IDEAL FOR A HOLIDAY HOME OR HOLIDAY LET
- OPEN PLAN KITCHEN LIVING AREA
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM TO **MASTER**
- OFF ROAD PARKING

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 Dec 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000









view this property online williamhbrown.co.uk/Property/LST106822



Property Ref: LST106822 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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