



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



**Welcome to**

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

A HAPPY HOLIDAY HOME OR AN IDEAL INVESTMENT! located on the highly regarded Tydd St Giles Golf and Country Club, this leasehold holiday lodge would make a fantastic retreat or a potential second income stream! With three bedrooms and a wonderful open plan 20' lounge/kitchen/dining room, the property also benefits from an en-suite cloakroom to the master, a decked veranda and off-road parking. All site facilities are included within the service charge





## Lounge/Kitchen/Dining Room

20' 5" x 13' 8" ( 6.22m x 4.17m )

## Inner Hallway

## Bedroom One

6' 11" excluding wardrobes x 9' 4" ( 2.11m excluding wardrobes x 2.84m )

## Bedroom Two

9' 2" x 6' maximum ( 2.79m x 1.83m maximum )

## Bedroom Three

9' 2" x 6' maximum ( 2.79m x 1.83m maximum )

## Bathroom

6' 8" maximum x 4' 8" ( 2.03m maximum x 1.42m )

## Agents Notes:

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home.

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **St Andrews Kirkgate, Tydd St. Giles Wisbech**

- Three bedroom holiday lodge
- Open plan 20' lounge/kitchen/dining room
- Decked veranda and off-road parking
- Located on a prestigious golf course
- Rental income potential

Tenure: EPC Rating: Exempt

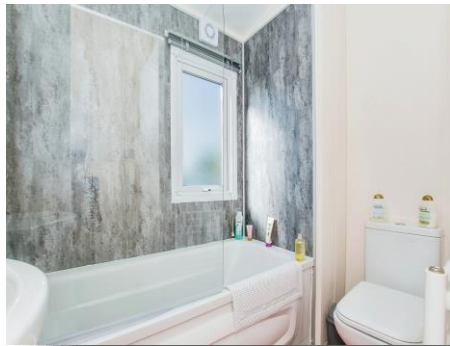
### **directions to this property:**

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue along this road for approximately 4 miles. Turn left signposted Newton and continue through the village and head towards Tydd St Giles. Upon entering the village take note of the primary school on your right hand side, continue along and turn right into Kirkgate. The golf course will be found on your left hand side and upon entering the site travel past the club house and turn right into St Andrews where the property is on the right hand side

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

**£60,000**



**view this property online** [williamhbrown.co.uk/Property/WSB126375](http://williamhbrown.co.uk/Property/WSB126375)



Property Ref:  
WSB126375 - 0004

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.

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