

Cornfields, Church Lane, Tydd St. Giles Wisbech PE13 5LX



#### Welcome to

### Cornfields Church Lane, Tydd St. Giles Wisbech

Must be seen! This beautifully modernised 2-bedroom detached bungalow is set on the ever-desirable Church Lane in Wisbech and offers stylish single-level living with field views to the rear, a garage, and private parking. Finished to a high standard throughout, this home is open, bright and spacious, offering a contemporary yet welcoming feel. The layout includes a modern fitted kitchen with sleek cabinetry and worktops, a stylish bathroom, and two well-proportioned bedrooms filled with natural light. The generous lounge provides a perfect space to relax or entertain, flowing effortlessly into the rest of the home. Every inch has been thoughtfully updated, giving you the benefits of a move-in-ready property in a peaceful setting. Externally, the bungalow boasts a private driveway, single garage, and a lovely rear garden backing onto open fields-providing tranquil, uninterrupted views. Located in a sought-after residential area, with easy access to Wisbech town centre, local shops, and main road links, this is a fantastic opportunity to secure a high-quality home in a brilliant location.















**Lounge** 12' x 15' 4" ( 3.66m x 4.67m )

**Kitchen** 8' 9" x 11' 11" ( 2.67m x 3.63m )

**Bedroom 1** 11' 11" x 11' 8" ( 3.63m x 3.56m )

**Bedroom 2** 12' 3" x 8' 4" ( 3.73m x 2.54m )

#### Garage

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

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## Cornfields Church Lane, Tydd St. Giles Wisbech

- 2-bedroom detached bungalow in fantastic condition
- Lovely rear garden with field views
- Peaceful location on Church Lane
- Move-in ready with no work needed
- Viewing Available 7 days a week!!

Tenure: Freehold EPC Rating: D Council Tax Band: B

#### 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 of Newton and head towards Tydd St Giles. Upon entering the village take note of the primary school on your right hand side. Continue into Church Lane where the property can be found on your right hand side.

# £230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127254



Property Ref: WSB127254 - 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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