





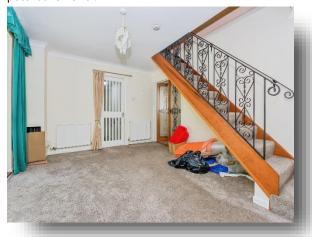




# Welcome to

# Hockland Road, Tydd St. Giles Wisbech

Rose Cottage on Hockland Road, Tydd St Giles, is a rare and exciting opportunity for anyone looking to create a dream home or a standout investment project. This property sits on a generous plot and offers immense potential, thanks to its unique layout and versatile condition. The main part of the property is a modern three-bed home with updated kitchen, family bathroom and shower room. There are new carpets/flooring in all but a couple of rooms. Also part of the property is the original cottage, full of character but now in need of refurbishment. The property offers plenty of internal space, a large rear garden and a garage, with plenty of room for expansion (STPP). Large garden to front. With multiple ways to develop, reconfigure or extend, this is a chance to transform a truly unique plot into something special. Set in a peaceful semi-rural location six miles from Wisbech, Rose Cottage offers privacy, space and easy access to nearby amenities and road links. A must-view property to fully appreciate the scale, flexibility, and potential on offer.















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

# **Entrance Hall/Reception Room**

12' 5" x 15' 6" ( 3.78m x 4.72m )

#### Lounge

20' 4" max x 14' 10" max ( 6.20m max x 4.52m max )

#### Kitchen

16' 8" x 8' 1" ( 5.08m x 2.46m )

## Conservatory

6' 10" x 13' 5" ( 2.08m x 4.09m )

# **Cottage Lounge**

# **Cottage Dining Room**

# **First Floor Landing**

#### **Bedroom 1**

11' 11" x 14' 11" ( 3.63m x 4.55m )

#### **Bedroom 2**

12' 2" x 7' 10" ( 3.71m x 2.39m )

#### **Bedroom 3**

8' 1" x 8' 8" ( 2.46m x 2.64m )

## **Cottage Bedroom 1**

# **Cottage Bedroom 2**

#### Outside

## Welcome to

# Hockland Road, Tydd St. Giles Wisbech

- Three-bedroom property with huge potential
- Modern main home with updated kitchen, family bathroom and shower room
- Two-bedroom original cottage at side for renovation or rebuild
- Large plot with flexible development options
- Detached garage at rear
- Peaceful location close to Wisbech amenities

Tenure: Freehold EPC Rating: E Council Tax Band: A

# £260,000



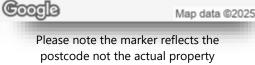




# signposted Long Sutton. At the traffic lights follow the road round into Sutton Road and proceed along for approximately 4 miles. Turn left signposted Newton & Tydd St Giles. Continue through the village of Newton and head towards Tydd St Giles. Continue along Church Lane, past the church and follow the road round to the left into Hockland Road

From Wisbech Freedom Bridge roundabout, take the A1101

Directions to this property:



# view this property online williamhbrown.co.uk/Property/WSB126780



Property Ref: WSB126780 - 0009 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.





01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire, PE13 1DE



williamhbrown.co.uk

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