



Hixs Lane, Tydd St. Mary Wisbech PE13 5QW

Welcome to

Hixs Lane, Tydd St. Mary Wisbech

Set on a generous plot along the ever-popular Hixs Lane, this established three-bedroom semi-detached home offers a superb opportunity for buyers seeking space, privacy, and countryside outlooks. Inside, the property boasts a bright and well-proportioned 17' lounge, ideal for family living or entertaining, while a stylish refitted ground floor bathroom adds a modern touch. The layout provides excellent potential for further personalisation, with scope to extend (STP) thanks to the large plot. Outside, the home is equally impressive, featuring a wide frontage with multi-vehicle off-road parking and a wonderful rear garden backing onto open fields - perfect for those who appreciate outdoor space and scenic views. Offered with no onward chain, this is a rare chance to secure a home in a sought-after location with room to grow.





Ground Floor



First Floor

Entrance Hall

Lounge

17' x 9' 11" plus door recess (5.18m x 3.02m plus door recess)

Kitchen

12' maximum x 9' 9" (3.66m maximum x 2.97m)

Ground Floor Bathroom

9' 9" maximum x 5' (2.97m maximum x 1.52m)

First Floor Landing

Bedroom One

11' 1" x 10' 1" maximum (3.38m x 3.07m maximum)

Bedroom Two

13' 11" x 9' 7" (4.24m x 2.92m)

Bedroom Three

8' 9" x 8' 11" maximum (2.67m x 2.72m maximum)

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

Welcome to

Hixs Lane, Tydd St. Mary Wisbech

- Established semi-detached house
- Three bedrooms
- Generous plot
- Open field views
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£195,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Proceed along and continue on this road through the village of Tydd Gote. At the crossroads, turn left into Common Way signposted Tydd St Mary. Follow the road round and turn left into Lowgate. Continue along and turn left into Hixs Lane where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127079



Property Ref:
WSB127079 - 0003

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