





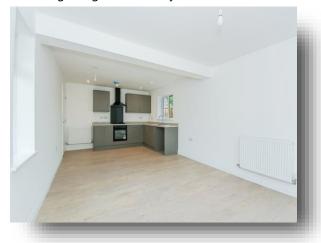
Council Bungalows, Hannath Road, Tydd Gote Wisbech PE13 5NA



Welcome to

Council Bungalows, Hannath Road, Tydd Gote Wisbech

Tucked away on the desirable Hannath Road, this beautifully refurbished semi-detached bungalow offers stylish, move-in ready accommodation in a peaceful village setting. Finished to a high standard throughout, the property features two generously sized double bedrooms and a bright, open-plan lounge/kitchen that's perfect for modern living. The sleek kitchen comes complete with contemporary units and integrated appliances, while the spacious lounge area enjoys plenty of natural light. Outside, the enclosed rear garden offers a private space to relax or entertain, and the front of the property boasts multi-vehicle off-road parking - ideal for families or visiting guests. With no onward chain, this charming bungalow is ready to welcome its new owners. Early viewing is highly recommended.



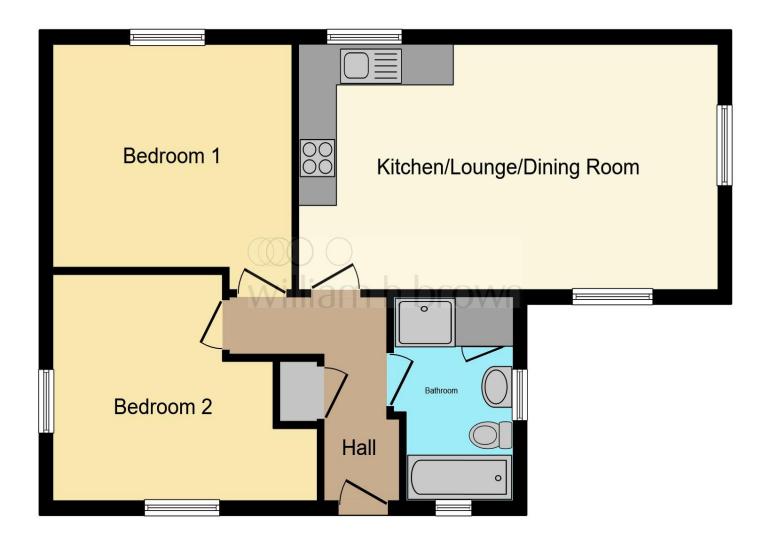












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Entrance Hall

Lounge/Kitchen

21' 9" x 11' 10" (6.63m x 3.61m)

Bedroom One

12' 5" x 10' 9" (3.78m x 3.28m)

Bedroom Two

13' 7" x 10' 11" maximum ($4.14m \times 3.33m$ maximum)

Bathroom

9' 11" x 5' 7" (3.02m x 1.70m)

Agents Notes:

'Waste from the property is served by Septic Tank (Klargester BioAir2). Contact the branch for more details' 'Heating to the property is served by Central Heating Combi Boiler Calor Gas Underground Bulk Tank. Please contact the branch for more details'

Welcome to

Council Bungalows Hannath Road, Tydd Gote Wisbech

- Established semi-detached bungalow
- Two double bedrooms
- Fully refurbished throughout
- Open plan lounge/kitchen
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue on this road out of the town and onto the Sutton Road. Follow this road until entering the village of Tydd Gote. After crossing the bridge, take the SECOND left hand turn into Hannath Road where the property is on the lefft hand side.

£199,995









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127448



Property Ref: WSB127448 - 0002 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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