



Augusta Drive, Kirkgate, Tydd St. Giles Wisbech PE13 5NZ

Welcome to

Augusta Drive Kirkgate, Tydd St. Giles Wisbech

Enjoy tranquil lakeside living in this luxurious 45' x 20' holiday lodge on the exclusive Tydd St Giles Golf and Country Club. Perfect as a private retreat or lifestyle investment, this beautifully presented lodge offers spacious, open-plan living in an idyllic countryside setting - with no onward chain. One of the only lodges on the site to be built to residential spec with solid internal walls and doors, step inside to a stylish open-plan lounge/kitchen/dining area, flooded with natural light and framed by panoramic lake views. French doors lead out onto a large decked veranda, perfect for morning coffee, evening drinks, or soaking in the peace of your surroundings. A separate utility room adds convenience for extended stays. There are two generous double bedrooms, including a stunning master suite with walk-in wardrobe and en-suite shower room, while the second bedroom is served by a modern family bathroom. Positioned on a prime plot with off-road parking and wrap around decking on three sides, this turn-key lodge includes golf club and leisure centre membership within the site fees - giving you full access to a gym, pool, sauna and 18-hole golf course. It also has a private fishing peg on a catch and release lake and has 87 years left on the lease. Whether you're seeking rest, recreation or a base to explore the surrounding Fenland countryside, this is lodge living at its finest.





Utility Room

6' 2" x 5' 4" (1.88m x 1.63m)

Lounge/Kitchen/Dining Room

23' x 19' (7.01m x 5.79m)

Inner Hallway

Master Bedroom

11' 8" x 9' (3.56m x 2.74m)

Walk-In Wardrobe

En-Suite

4' 3" x 7' (1.30m x 2.13m)

Bedroom Two

9' 9" x 7' 1" (2.97m x 2.16m)

Bathroom

7' 9" x 5' 11" (2.36m x 1.80m)

Agents Note:

'Heating to the property is served by LPG.
Please contact the branch for more details'

Agents Note:

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

Welcome to

Augusta Drive, Kirkgate, Tydd St. Giles

- Detached Holiday Lodge
- Two double bedrooms with en-suite and walk-in wardrobe to master
- Open plan Lounge/Kitchen/Dining room
- Lakeside location
- No onward chain

Tenure: EPC Rating: Exempt

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.

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127563



Property Ref:
WSB127563 - 0005

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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