









Welcome to

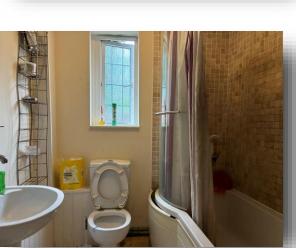
Catlings Cottages Sutton Road, Tydd Wisbech

Positioned on a generous plot in a semi-rural setting, this established three-bedroom semi-detached home on Sutton Road offers space, flexibility, and exciting potential - with the added benefit of no onward chain. Ideal for buyers seeking a home they can truly make their own, the property features two separate reception rooms, providing defined areas for dining, relaxing or working from home. The kitchen, while functional, offers scope for improvement and personalisation. Upstairs, there are three bedrooms, including a spacious master with its own en-suite cloakroom, while the remaining rooms are well-proportioned and filled with natural light. Outside, the plot is a key highlight - generous in size, offering multi-vehicle off-road parking, space for gardens, outbuildings or even extension (STPP). The setting enjoys a peaceful, semi-rural backdrop, yet remains well connected to local amenities and commuter routes. With charm, scope, and countryside surroundings, this

is an excellent opportunity to create a forever home in a sought-after location.











Entrance Hall Dining Room

11' 11" x 16' 2" maximum (3.63m x 4.93m maximum)

Lounge

12' x 12' 11" maximum (3.66m x 3.94m maximum)

Kitchen

9' 3" x 9' 3" (2.82m x 2.82m)

Ground Floor Bathroom

9' 3" x 6' 4" maximum (2.82m x 1.93m maximum)

First Floor Landing Bedroom One

12' x 12' 10" maximum (3.66m x 3.91m maximum)

En-Suite Cloakroom

2' 11" x 5' 5" (0.89m x 1.65m)

Bedroom Two

11' 11" x 7' 10" maximum (3.63m x 2.39m maximum)

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m)

Agents Notes:

'Heating to the property is served by Oil. Please contact the branch for more details' 'Waste from the property is served by Cesspit. Contact the branch for more details'





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Catlings Cottages Sutton Road, Tydd Wisbech

- Established semi-detached house
- Three bedrooms
- Two reception rooms
- Semi-rural location
- No onward chain

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

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue towards Long Sutton. At the Sutton Road traffic lights bear round to the right, continue along into Four Gotes where the property will be found on the left hand side. Look for our board!

£195,000









view this property online williamhbrown.co.uk/Property/WSB126314



Property Ref: WSB126314 - 0003 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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