



St Andrews Kirkgate, Tydd St. Giles Wisbech PE13 5NZ

Welcome to

St Andrews Kirkgate, Tydd St. Giles Wisbech

Three Bedroom Lodge! located on the highly regarded Tydd St Giles Golf and Country Club, this lodge comprises three bedrooms, open plan kitchen/living, bathroom an ensuite, there is also a decked varanda and off road parking. Tydd St Giles Golf and Country club is located on the Cambridgeshire and Lincolnshire border with excellent access to the A47 and A17, Wisbech Town centre is approximately 6 miles of Tydd St Giles and offers a wide range of amenities including shops and supermarkets, Kings Lynn and the Norfolk Coast is also within close proximity making this the ideal base for both a holiday home/weekend retreat, or ideal investment opportunity as a holiday let. Amenities include a 18-hole golf course and clubhouse, leisure facility featuring a fully-equipped gym, heated indoor swimming pool, sauna and steam room, Café and restaurant.





Lounge/Kitchen/Dining Room

20' 5" x 13' 8" (6.22m x 4.17m)

Inner Hallway

Bedroom One

6' 11" excluding wardrobes x 9' 4" (2.11m excluding wardrobes x 2.84m)

Bedroom Two

9' 2" x 6' maximum (2.79m x 1.83m maximum)

Bedroom Three

9' 2" x 6' maximum (2.79m x 1.83m maximum)

Bathroom

6' 8" maximum x 4' 8" (2.03m maximum x 1.42m)

Agents Notes:

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

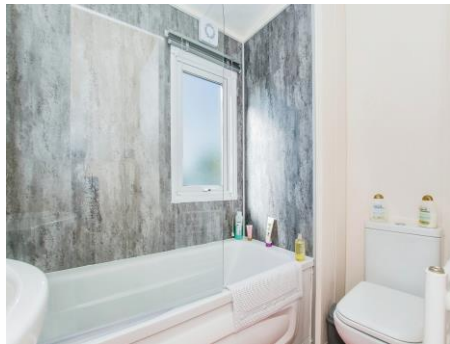
St Andrews Kirkgate, Tydd St. Giles Wisbech

- Three bedroom lodge
- Open plan 20' lounge/kitchen/dining room
- Decked veranda and off-road parking
- Located on a prestigious golf course
- Rental income potential

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.

£45,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126375



Property Ref:
WSB126375 - 0010

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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