



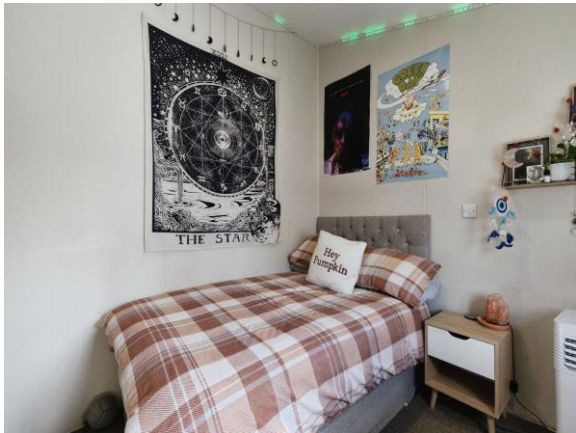
**Augusta Drive, Kirkgate, Tydd St. Giles Wisbech PE13 5NZ**



## Welcome to

### Augusta Drive, Kirkgate, Tydd St. Giles Wisbech

Situated on the ever-popular Tydd St Giles golf and Country club is this immaculately presented two-bedroom lodge making this ideal for a Holiday home within a peaceful countryside setting or investment opportunity as a holiday let with great income potential. This wonderful example of a Willerby clearwater lodge comprises a large open plan living space which includes a fantastic kitchen with integrated appliances such as dishwasher, fridge freezer, microwave and washer dryer. Both bedrooms are doubles with the master bedroom benefiting from walk in wardrobe and En-Suite while the second double bedroom also benefits from a walk in wardrobe, there is also a family bathroom which includes a bath with shower over. Externally there is a generous decking area ideal for outdoor entertaining, off road parking and enclosed garden laid to lawn. 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.





**Open Plan Kitchen Living Area**

**Bedroom One**

**En Suite**

**Walk In Wardrobe**

**Bedroom Two**

**Walk In Wardrobe**

**Family Bathroom**

**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](http://www.focalagent.com)

## Welcome to

### Augusta Drive Kirkgate, Tydd St. Giles Wisbech

- Popular Location at Tydd St. Giles Golf and Country Club
- Open Plan Kitchen/living/dining area with integral appliances
- Two bedrooms both with Walk in wardrobes
- En suite to master bedroom
- Off road parking and enclosed garden
- Ideal holiday home or investment opportunity
- Site fee's include golf membership and leisure facilities

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: 4893.15

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000



### directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue along this road for approximately 4 miles. Turn left signposted Newton and continue through the village and head towards Tydd St Giles. Upon entering the village take note of the primary school on your right hand side, continue along and turn right into Kirkgate, where the golf course will be found on your left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127782](http://williamhbrown.co.uk/Property/WSB127782)



Property Ref:  
WSB127782 - 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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