



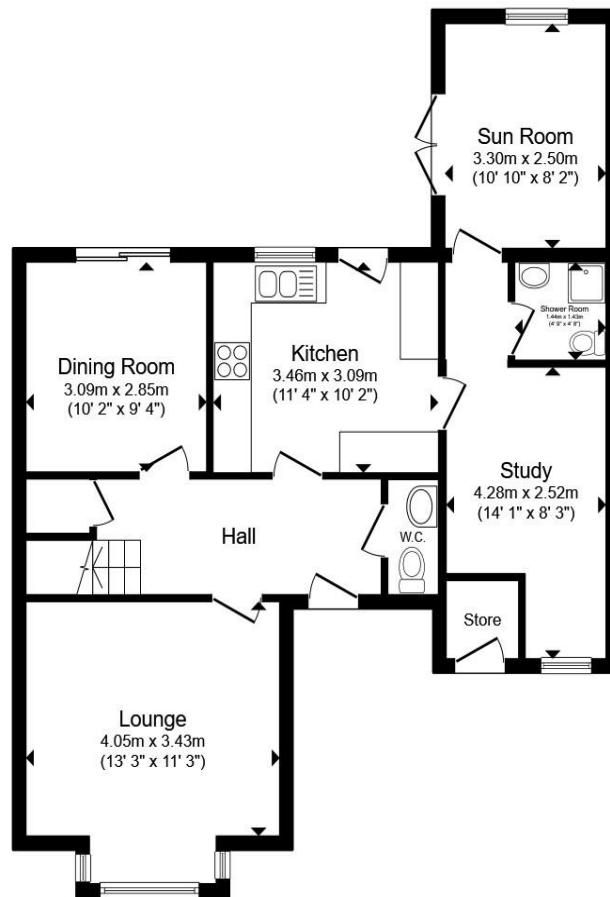
Cornfields, Church Lane, Tydd St. Giles, Wisbech, PE13 5LX

Welcome to

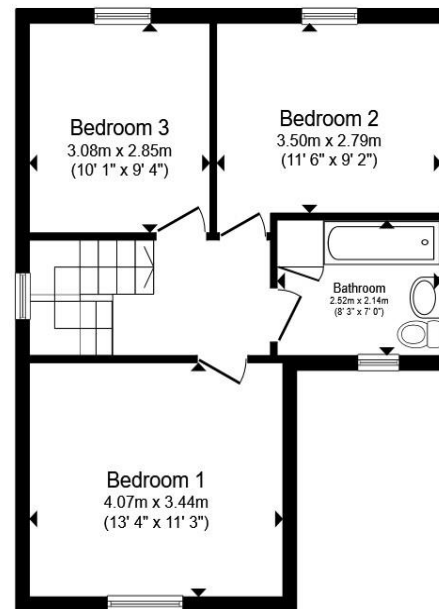
Cornfields, Church Lane, Tydd St. Giles, Wisbech

Located on Cornfields, Church Lane in the ever-popular village of Tydd St Giles, this three bedroom detached house presents a brilliant chance for anyone wanting a home they can update and truly make their own. The ground floor provides a practical and flexible layout, including a dining room, kitchen, and a comfortable lounge, offering great potential for reconfiguration or modern open-plan living. There is also a downstairs WC and a downstairs wet room, adding extra convenience for family living or guests. Upstairs, you'll find three well-sized bedrooms and a family bathroom, giving ample space for a growing family or visiting relatives. Outside, the property continues to impress with a large driveway offering extensive parking, along with a generous rear garden - perfect for landscaping, entertaining or future expansion (subject to planning). Situated in a peaceful village known for its charm and community feel, this is an ideal opportunity for those wanting a renovation project with long-term potential. Viewings are highly recommended to appreciate the space and possibilities on offer.





Ground Floor



First Floor

Total floor area 117.3 m² (1,263 sq.ft.) approx

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.propertybox.io

Ds Wc

Lounge

13' 3" x 11' 3" (4.04m x 3.43m)

Dining Room

9' 4" x 10' 2" (2.84m x 3.10m)

Reception Room

8' 3" x 10' 10" (2.51m x 3.30m)

Kitchen

11' 4" x 10' 2" (3.45m x 3.10m)

Ds Wet Room

Bedroom 1

13' 4" x 11' 4" (4.06m x 3.45m)

Bedroom 2

9' 3" x 11' 6" (2.82m x 3.51m)

Bedroom 3

9' 4" x 10' 4" (2.84m x 3.15m)

Bathroom

Agents Note:

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

'We ask that you search the local planning authority for applications relevant to the area. Please speak with your conveyancer'.

Welcome to

Cornfields, Church Lane, Tydd St. Giles Wisbech

- Three bedroom detached house
- Dining room, kitchen and lounge
- Downstairs WC
- Downstairs wet room
- Three bedrooms upstairs
- Large driveway and generous garden space
- Sought-after Tydd St Giles location
- Ideal project - requires modernisation

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£230,000

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 of Newton and head towards Tydd St Giles. Upon entering the village take note of the primary school on your right hand side. Continue into Church Lane



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127463



Property Ref:
WSB127463 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk