



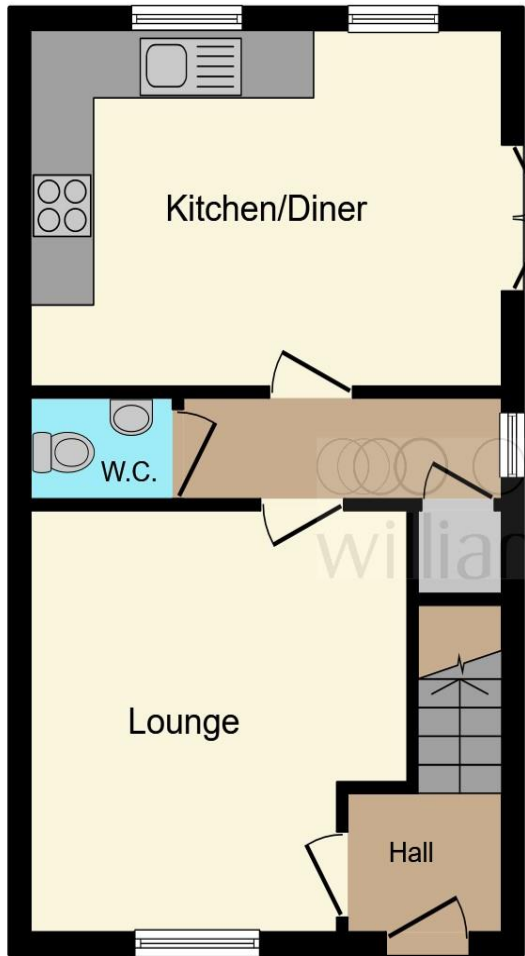
Church View Church Lane, Tydd St. Giles WISBECH PE13 5LA

Welcome to

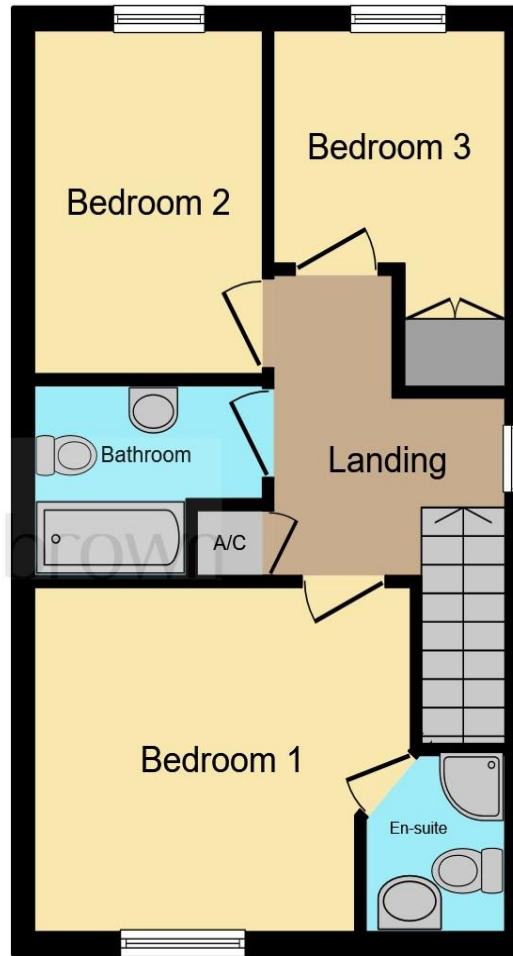
Church View Church Lane, Tydd St. Giles WISBECH

William H Brown are proud to present this wonderful Detached 4 Bedroom Home in the lovely village of Guyhirn with easy access to March, Wisbech and Peterborough. Spacious accommodation throughout including 3/4 Bedrooms and 2 en-suites, with a further Bathroom on the first floor and additional WC located on the ground floor. On the ground floor you will find the Kitchen, Lounge, Garden Room and Study along with 2 rooms that can be used as the 3rd and 4th Bedrooms. Outside of the property you will find off road parking to one side, single garage to the other side and with an enclosed rear garden.





Ground Floor



First Floor

Entrance Hall

Lounge

12' 4" x 11' 5" maximum (3.76m x 3.48m maximum)

Inner Hallway

Downstairs Cloakroom

3' 1" x 4' 9" (0.94m x 1.45m)

Kitchen/dining Room

10' 4" x 14' 8" (3.15m x 4.47m)

First Floor Landing

Master Bedroom

9' 7" x 11' 5" maximum (2.92m x 3.48m maximum)

En-Suite

Bedroom Two

10' 3" x 7' 1" (3.12m x 2.16m)

Bedroom Three

8' excluding wardrobes x 7' 1" (2.44m excluding wardrobes x 2.16m)

Family Bathroom

5' 10" x 7' (1.78m x 2.13m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Church View Church Lane, Tydd St. Giles WISBECH

- Modern semi-detached house
- Three bedrooms with en-suite to master
- Downstairs cloakroom
- Off-road parking
- Quiet private road with Church views

Tenure: Freehold EPC Rating: C

offers in excess of

£190,000



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue along towards Tydd Gote. Upon entering Tydd Gote go over the bridge and then turn immediately left into Hannath Road. Proceed down Hannath Road into continue onto Kirkgate and at the junction turn left into Church Lane where Church View is on the left hand side, just past the Church.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125294



Property Ref:
WSB125294 - 0004

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.


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