



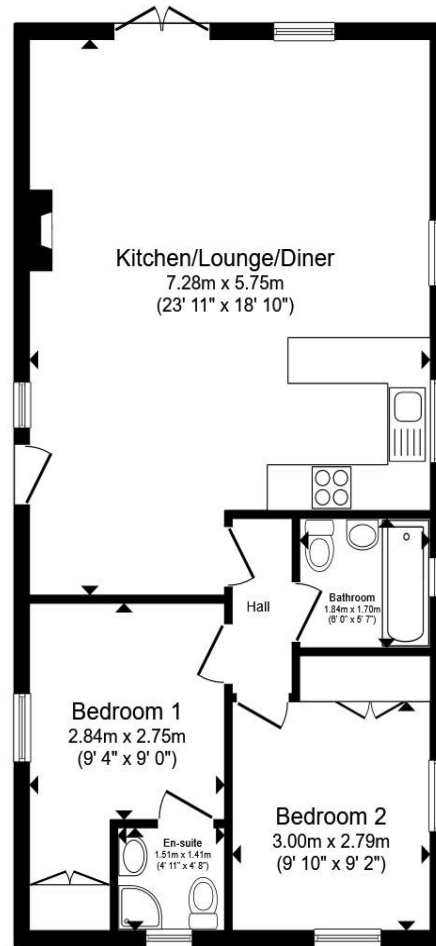
Wentworth Drive, Kirkgate, Tydd St. Giles Wisbech PE13 5NZ

Welcome to

Wentworth Drive, Kirkgate, Tydd St. Giles Wisbech

Situated on the prestigious Tydd St Giles Golf and Country Club, this beautifully positioned holiday lodge enjoys delightful views across the golf course and offers spacious, well-appointed accommodation throughout. The property is available with the benefit of no onward chain. The lodge provides two double bedrooms, with the principal bedroom benefiting from en-suite facilities, while a separate family bathroom serves the remaining accommodation. A particular highlight is the impressive 23' open plan lounge/kitchen/dining room, creating a bright and sociable living space ideal for relaxing, entertaining and making the most of the surrounding views. Externally, an extended, decked veranda overlooking the golf course offers the perfect place to unwind and enjoy the peaceful setting. There is also the convenience of private driveway parking. Owners benefit from access to the excellent on-site amenities, with all leisure facilities included within the site fees, adding significant value and enjoyment to this fantastic holiday home.





Total floor area 65.8 m² (708 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



Agents Note:

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Agents Note:

'There is a easement on the title, please enquire with the branch' - Shared Access Road.

Welcome to

Wentworth Drive Kirkgate, Tydd St. Giles Wisbech

- Holiday Lodge
- Two double bedrooms with en-suite to master
- 23' open plan lounge/kitchen/dining room
- Views over the golf course
- No onward chain

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: 5200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128739



Property Ref:
WSB128739 - 0002

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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