



Carnoustie Court Kirkgate, Tydd St. Giles WISBECH PE13 5NZ

welcome to

Carnoustie Court Kirkgate, Tydd St. Giles WISBECH

Three Bedroom Detached holiday home, IDEAL FOR A WEEKEND RETREAT OR HOLIDAY LET INVESTMENT. Large open plan lounge diner, kitchen & utility. TWO EN-SUITES & ADDITIONAL WC. Off road parking for two cars, GROUND FLOOR & FIRST FLOOR DECKING, walking distance to clubhouse with GYM & SWIMMING FACILITIES



Entrance Hall

having stairs with understairs cupboard.

Cloakroom

5' 2" x 6' 5" (1.57m x 1.96m)

having low level WC and pedestal wash hand basin.

Tiled floor, extractor and heated towel rail.

Utility Room

6' 7" x 7' 7" (2.01m x 2.31m)

having fitted units, worktop with inset sink single

bowl stainless steel sink. Wall mounted boiler,

integrated washing machine and tiled floor.

Bedroom 1

18' 7" x 10' 9" (5.66m x 3.28m)

range of fitted double wardrobes. French doors to

decking.

Ensuite

7' 7" x 7' 7" (2.31m x 2.31m)

having shower cubicle with thermostat shower, low

level WC and pedestal wash hand basin. Shaving

point, heated towel rail and extractor. Tiled flooring.

Bedroom 2

14' 2" x 10' 9" (4.32m x 3.28m)

range of fitted double wardrobes. French doors to

decking.

Ensuite

8' 11" x 6' 6" (2.72m x 1.98m)

having bath with shower over, low level WC and

pedestal wash hand basin. Shaving point, heated

towel rail and extractor. Tiled flooring.

Lounge/Diner

13' 4" x 22' 3" (4.06m x 6.78m)

feature fireplace with electric fire, two sets of french

doors opening onto under cover decked balcony.

Kitchen

11' 3" Max x 10' 8" Max (3.43m Max x 3.25m Max)

having range of units at wall and base level, wood

effect surfaces with one and half bowl stainless steel

sink. Integrated electric oven, 4 ring induction hob,

stainless steel extractor, microwave oven, fridge

freezer and dishwasher. Laminate flooring.

Bedroom 3

11' 2" x 10' 8" (3.40m x 3.25m)

Outside

having off road parking for 2 cars. Decked seating

area.



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welcome to

Carnoustie Court Kirkgate, Tydd St. Giles WISBECH

- THREE BEDROOM DETACHED HOLIDAY HOME ON POPULAR SITE
- GOOD SIZED LOUNGE DINER, KITCHEN & UTILITY
- TWO EN-SUITES & ADDITIONAL WC
- OFF ROAD PARKING FOR TWO CARS

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Jul 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107000 - 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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