

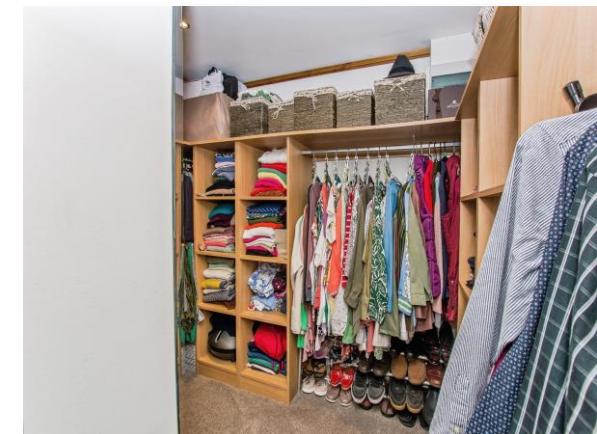


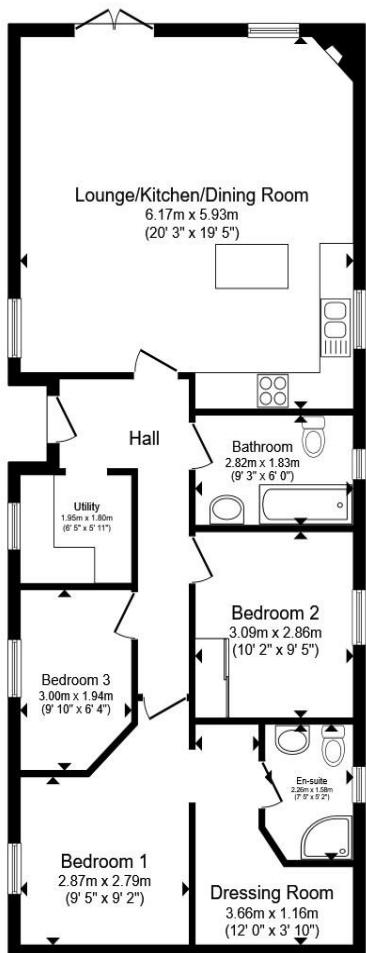
**Augusta Drive, Kirkgate, Tydd St. Giles Wisbech PE13 5NZ**

Welcome to

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

Welcome to Augusta Drive, Tydd St Giles - a wonderfully positioned 3-bedroom park home enjoying serene views over the lakes and golf course, offering a rare blend of tranquillity, comfort, and modern open-plan living. Inside, the home features a bright and inviting open-plan lounge, dining space and kitchen, creating the perfect sociable layout for relaxing or entertaining. The property offers three bedrooms, with master ensuite, providing flexibility for family, guests, or additional workspace. The property has boarded attic space too. Outside, the setting truly shines, with the home overlooking the beautiful green landscape of Tydd St Giles Golf & Country Club, providing a peaceful backdrop and a lifestyle many aspire to. This is an ideal opportunity for those seeking a calm, beautifully located home for a luxury holiday escape. A must-view property - early viewing is encouraged.





Total floor area 88.1 m<sup>2</sup> (948 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](http://www.propertybox.io)

**Entrance Hallway**

**Lounge / Kitchen / Diner**

**Utility**

**Bedroom One**

**Dressing Room**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**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.



Welcome to

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

- 3-bedroom park home
- Stunning views over the lakes and golf course
- Open-plan lounge, dining area & kitchen
- Peaceful, sought-after setting
- Ideal holiday retreat

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 5244.87

Ground Rent: Ask Agent

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.

# £175,000



view this property online [williamhbrown.co.uk/Property/WSB127793](http://williamhbrown.co.uk/Property/WSB127793)

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.



Property Ref:  
WSB127793 - 0003

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