



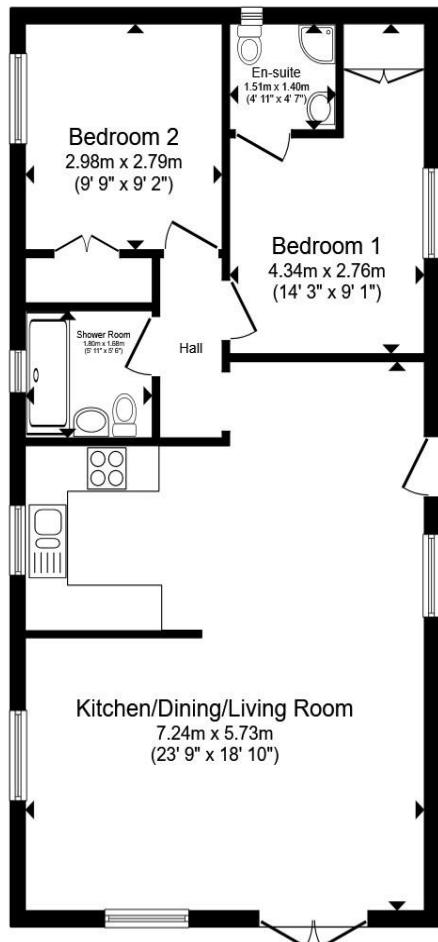
Wentworth Drive, Kirkgate, Tydd St. Giles Wisbech PE13 5NZ

Welcome to

Wentworth Drive Kirkgate, Tydd St. Giles Wisbech

Set within the exclusive Tydd St Giles Golf and Country Club, this beautifully presented two-bedroom holiday lodge offers an exceptional blend of comfort, style and leisure living, all enhanced by the convenience of no onward chain. The lodge features two double bedrooms, including a superb master with en-suite, alongside a refitted shower room for guests. The heart of the home is the spacious open plan lounge/kitchen/diner, where a refitted kitchen area adds a contemporary finish and creates an inviting space to relax, dine or entertain. Outside, the lodge benefits from its own private driveway, offering easy parking after a day enjoying the club's extensive facilities-golf course, fishing lakes, gym, pool and more, all included within the site fees. Surrounded by landscaped grounds and peaceful scenery, as well as your own private decked veranda, this is the perfect retreat for those seeking a high-quality holiday home in an exclusive setting.





Total floor area 66.0 m² (711 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

Kitchen / Lounge / Diner

23' 9" x 18' 10" (7.24m x 5.74m)

Inner Hallway

Bedroom 1

9' 1" x 14' 3" maximum (2.77m x 4.34m maximum)

En-Suite

4' 7" x 4' 11" (1.40m x 1.50m)

Bedroom 2

9' 9" x 9' 2" (2.97m x 2.79m)

Shower Room

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.

Agents Note:

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

: 'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - No running -

Welcome to

Wentworth Drive Kirkgate, Tydd St. Giles Wisbech

- Refurbished holiday lodge
- Two double bedrooms with en-suite to master
- Open plan Lounge/Kitchen/Diner
- Membership to Golf and Country Club
- No onward chain

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 5244.87

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 100 years from 20 Nov 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



view this property online williamhbrown.co.uk/Property/WSB128018

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 and head towards Tydd St Giles. Upon entering the village take note of the primary school on your right hand side, continue along and turn right into Kirkgate. The golf course will be found on your left hand side and upon entering the site continue on to Wentworth Drive where the property is on the right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB128018 - 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.



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