





Church Lane, Tydd St. Giles Wisbech PE13 5LA

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Welcome to

Church Lane, Tydd St. Giles Wisbech

An established detached family home occupying a generous non-estate plot with delightful open field views to the rear, this spacious & versatile property offers well-presented accommodation throughout & benefits from a complete onward chain. The accommodation includes three double bedrooms, making it ideal for families or those seeking additional space for home working. On the ground floor, there are two reception rooms providing flexible living & entertaining areas, whilst the refitted kitchen offers a modern & practical workspace. Complementing the accommodation are a useful utility room, a refitted family bathroom & a convenient downstairs shower room. Externally, the property enjoys a sizeable plot with ample outdoor space, together with extensive multi-vehicle off-road parking to the front. The non-estate position provides a pleasant setting, whilst the open countryside views to the rear create an attractive backdrop rarely found with properties of this type. Offering a blend of space, modern improvements & a desirable location, this detached home represents an excellent opportunity for buyers seeking a property ready to move into, with the additional advantage of a complete onward chain. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



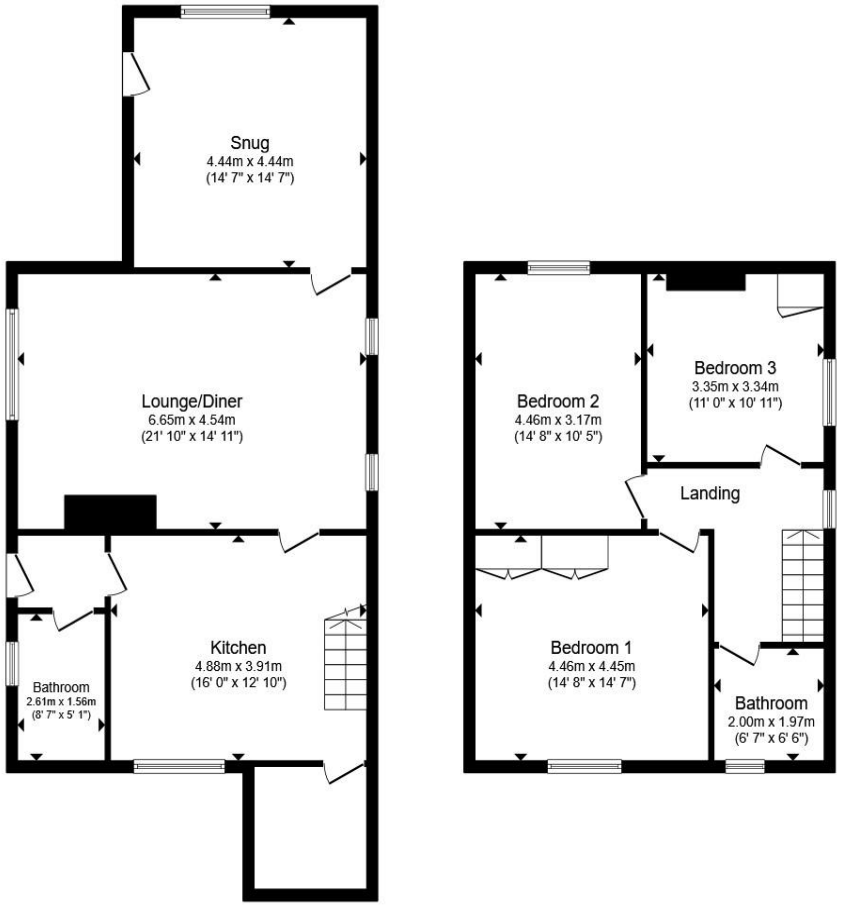












Ground Floor **First Floor**

Total floor area 140.0 m² (1,506 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

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Entrance Hall

Lounge

Dining Room

Kitchen

Utility Room

Rear Hallway

Downstairs Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

'Heating to the property is served by Oil. Please contact the branch for more details'.

'Waste from the property is served by Cesspit. Contact the branch for more details'

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Church Lane, Tydd St. Giles Wisbech

- Established detached house
- Three double bedrooms and two receptions
- Refitted kitchen and bathroom
- Non-estate location
- Field views to rear

Tenure: Freehold EPC Rating: F
Council Tax Band: C

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 and continue onto Kirkgate and at the junction turn left into Church Lane where the property is on the left hand side.

offers in excess of

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129246

The Property Ombudsman

Property Ref:
WSB129246 - 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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