



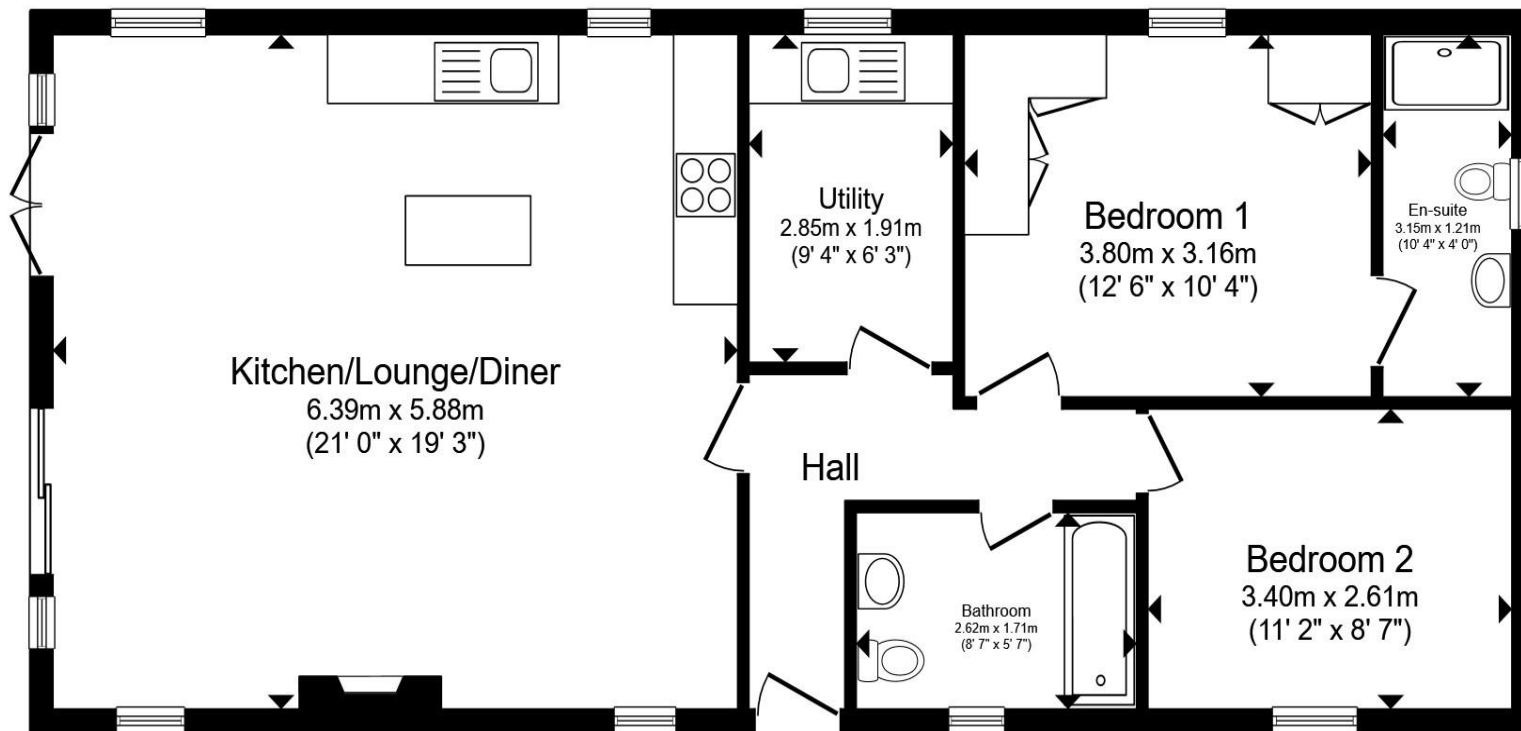
Wentworth Drive, Kirkgate, Tydd St. Giles, Wisbech, PE13 5NZ

Welcome to

Wentworth Drive, Kirkgate, Tydd St. Giles, Wisbech

Enjoying wonderful views over the lake and golf course, this fantastic holiday lodge offers stylish and well-appointed accommodation, ideal as a private retreat or buy-to-let investment, and is offered with no onward chain. The lodge provides two bedrooms, both benefiting from fitted wardrobes, with the principal bedroom enjoying the added convenience of an en-suite shower room. A separate bathroom serves the remainder of the accommodation. At the heart of the lodge is a bright and sociable open plan kitchen/lounge/dining room, fitted with integrated appliances and designed to create a relaxing environment for both everyday living and entertaining. A useful utility room provides additional practicality and storage. Externally, the property features a decked veranda, perfectly positioned to enjoy the peaceful surroundings and impressive outlook across the lake and golf course. There is also private driveway parking for convenience. Owners also benefit from access to the on-site fitness and leisure facilities, further enhancing the lifestyle appeal of this superb lodge. 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 and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 79.7 m² (858 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



Entrance Hall

Lounge/Kitchen/Dining Room

Utility Room

Bedroom One

En-Suite

Bedroom Two

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.

Agents Notes:

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

'Water to the property is included in site fees. Contact the branch for more details'.

'Electricity to the property is served by means of Contact the branch for more details' - Own Meter

Welcome to

Wentworth Drive, Kirkgate, Tydd St. Giles, Wisbech

- Fantastic holiday lodge
- Two bedrooms with en-suite to master
- Access to all site facilities
- Views over the lake and golf course
- No onward chain

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 5094.87

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.

£120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128427



Property Ref:
WSB128427 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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