





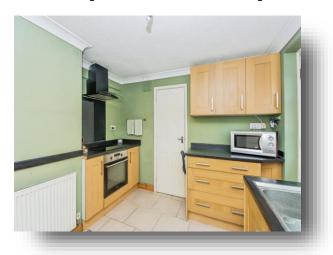




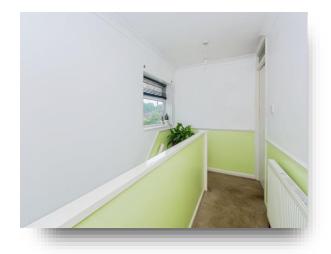
## Welcome to

# Hixs Lane, Tydd St. Mary, Wisbech

Set on a generous plot along the ever-popular Hixs Lane, this established three-bedroom semi-detached home offers a superb opportunity for buyers seeking space, privacy, and countryside outlooks. Inside, the property boasts a bright and well-proportioned 17' lounge, ideal for family living or entertaining, while a stylish refitted ground floor bathroom adds a modern touch. The layout provides excellent potential for further personalisation, with scope to extend (STP) thanks to the large plot. Outside, the home is equally impressive, featuring a wide frontage with multi-vehicle off-road parking and a wonderful rear garden backing onto open fields - perfect for those who appreciate outdoor space and scenic views. Offered with no onward chain, this is a rare chance to secure a home in a sought-after location with room to grow.















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.focalagent.com

#### **Entrance Hall**

## Lounge

17' x 9' 11" plus door recess ( 5.18m x 3.02m plus door recess )

#### Kitchen

12' maximum x 9' 9" ( 3.66m maximum x 2.97m )

#### **Ground Floor Bathroom**

9' 9" maximum x 5' ( 2.97m maximum x 1.52m )

## **First Floor Landing**

#### **Bedroom One**

11' 1" x 10' 1" maximum ( 3.38m x 3.07m maximum )

## **Bedroom Two**

13' 11" x 9' 7" ( 4.24m x 2.92m )

#### **Bedroom Three**

8' 9" x 8' 11" maximum ( 2.67m x 2.72m maximum )

## Welcome to

## Hixs Lane, Tydd St. Mary, Wisbech

- Established semi-detached house
- Three bedrooms
- Generous plot
- Open field views
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

#### Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Proceed along and continue on this road through the village of Tydd Gote. At the crossroads, turn left into Common Way signposted Tydd St Mary. Follow the road round and turn left into Lowgate. Continue along and turn left into Hixs Lane where the property will be found on your right hand side.

# £195,000







Yoga with Helena Wilho Hix's Ln

Map data ©2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/WSB127079



Property Ref: WSB127079 - 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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