



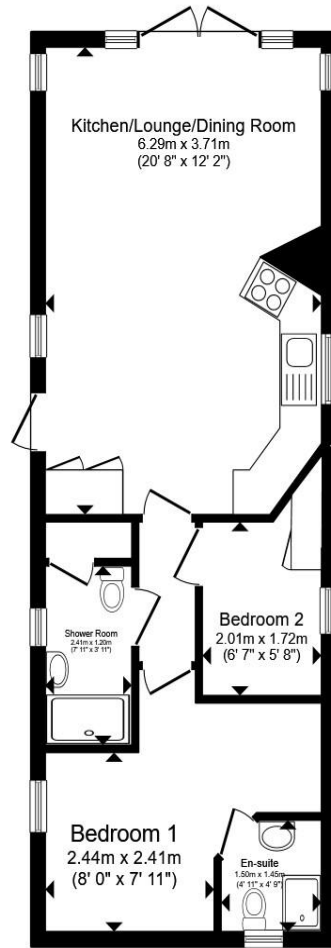
**St Andrews Kirkgate, Tydd St. Giles Wisbech PE13 5NZ**

## Welcome to

### St Andrews Kirkgate, Tydd St. Giles Wisbech

Situated in the sought-after Tydd St Giles Golf & Country Club, this beautifully presented two-bedroom lodge offers the perfect blend of comfort, style, and tranquillity. Immaculately maintained throughout, the property boasts modern décor and comes fully furnished, allowing for a seamless move-in or immediate rental opportunity. The bright and airy open-plan living space is flooded with natural light, creating a welcoming and relaxing atmosphere. The cosy lounge area is ideal for unwinding, while the contemporary kitchen to the rear is well-equipped with integrated appliances, ample storage, and a practical layout-perfect for both everyday living and entertaining. The lodge features two well-proportioned bedrooms. The first bedroom offers twin single beds, ideal for guests or family, while the spacious master bedroom includes a large double bed and benefits from its own en-suite shower room. A stylish family shower room serves the rest of the property. Externally, the lodge enjoys a generous decking area-perfect for outdoor dining or simply relaxing while taking in the peaceful surroundings of the park. The setting provides a wonderful sense of privacy while still being part of a vibrant and well-maintained community. This fantastic property would make an ideal holiday home or a lucrative short-term rental investment, thanks to its desirable location. The lodge also comes with four named memberships for the golf and leisure facilities.





Total floor area 47.5 m<sup>2</sup> (511 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)



**Open Plan  
Kitchen/Diner/Lounge**

**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 Note:**

The park home has mains fed electric supply which is additional payment. Gas Bottles are not included. Main fed water supply included in site fees.

## Welcome to

### St Andrews Kirkgate, Tydd St. Giles Wisbech

- Immaculate Fully Furnished Lodge
- 2 Bedrooms
- Ensuite to Master and Additional Shower Room
- Large Decked Area Outside
- Residential Parking for 2 Cars
- Large Open Plan Layout with Modern Decor Throughout
- Four Nemed Membership Passes for Golf & Leisure Facilities
- Park Facilities Include an 18- Hole Golf Course, Resturant & Gym

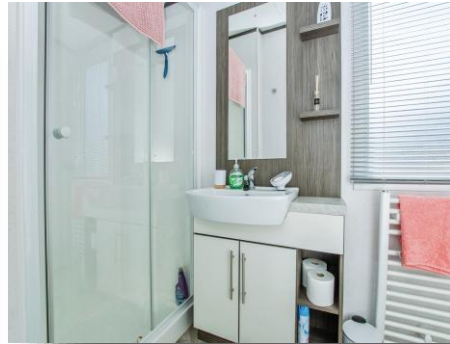
Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: 5200.00

This is a Leasehold property with details as follows; Term of Lease 50 years from 20 Apr 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £90,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128549](http://williamhbrown.co.uk/Property/WSB128549)



Property Ref:  
WSB128549 - 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.

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.



william h brown



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)