



Carnoustie Court Kirkgate, Tydd St. Giles Wisbech PE13 5NZ

welcome to

Carnoustie Court Kirkgate, Tydd St. Giles Wisbech

FANTASTIC OPPORTUNITY FOR YOUR OWN HOLIDAY HOME OR HOLIDAY LET Popular location at Tydd St. Giles Golf & Country Club. OPEN PLAN KITCHEN LIVING AREA, Two good sized Bedrooms, Family Bathroom & EN-SUITE SHOWER ROOM, Off Road Parking for One Car. CALL TODAY TO BOOK YOUR VIEWING



Open Plan Lounge

9' 6" x 18' 2" (2.90m x 5.54m)

Open Plan Lounge/Kitchen/Dining Area having attractive fireplace with Electric fire, 3 windows to front and patio doors.

Open Plan Dining Area

10' 9" x 10' 3" (3.28m x 3.12m)

having patio doors to side.

Open Plan Kitchen Area

8' 11" x 9' 9" (2.72m x 2.97m)

The Kitchen area has both wall and base level units, worktops and sink. Eye level oven with LPG gas hob with cooker hood over. Eye level Microwave, space for washing machine, built in fridge/ freezer and dishwasher. Wine Cooler

Bedroom 1

9' 7" x 12' 9" (2.92m x 3.89m)

having window to side.

Ensuite

having Shower cubicle, low level WC and vanity unit.

Towel radiator .

Bedroom 2

9' 6" x 9' 4" (2.90m x 2.84m)

having window to front.

Bathroom

having bath with shower attachment, low level WC and vanity unit. Towel radiator.

Outside

Having balustrade decked area to the front and side of property.

Agent Note

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.



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- TWO BEDROOM LODGE IDEAL FOR A HOLIDAY HOME OR HOLIDAY LET
- OPEN PLAN KITCHEN LIVING AREA
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM TO MASTER
- OFF ROAD PARKING FOR TWO CARS
- PARK FACILITIES INCLUDE AN 18-HOLE GOLF COURSE, RESTAURANT & GYM

Tenure: Leasehold EPC Rating: Exempt
Council Tax Band: Deleted Service Charge: 95.00
Ground Rent: 4896.26

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Jul 2024.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106617 - 0006

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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