



**Catlings Cottages, Sutton Road, Tydd, Wisbech, PE13 5PH**

## Welcome to

### Catlings Cottages, Sutton Road, Tydd, Wisbech

Positioned on a generous plot in a semi-rural setting, this established three-bedroom semi-detached home on Sutton Road offers space, flexibility, and exciting potential - with the added benefit of no onward chain. Ideal for buyers seeking a home they can truly make their own, the property features two separate reception rooms, providing defined areas for dining, relaxing or working from home. The kitchen, while functional, offers scope for improvement and personalisation. Upstairs, there are three bedrooms, including a spacious master with its own en-suite cloakroom, while the remaining rooms are well-proportioned and filled with natural light. Outside, the plot is a key highlight - generous in size, offering multi-vehicle off-road parking, space for gardens, outbuildings or even extension (STPP). The setting enjoys a peaceful, semi-rural backdrop, yet remains well connected to local amenities and commuter routes. With charm, scope, and countryside surroundings, this is an excellent opportunity to create a forever home in a sought-after location.



**Entrance Hall****Dining Room**

11' 11" x 16' 2" maximum ( 3.63m x 4.93m maximum )

**Lounge**

12' x 12' 11" maximum ( 3.66m x 3.94m maximum )

**Kitchen**

9' 3" x 9' 3" ( 2.82m x 2.82m )

**Ground Floor Bathroom**

9' 3" x 6' 4" maximum ( 2.82m x 1.93m maximum )

**First Floor Landing****Bedroom One**

12' x 12' 10" maximum ( 3.66m x 3.91m maximum )

**En-Suite Cloakroom**

2' 11" x 5' 5" ( 0.89m x 1.65m )

**Bedroom Two**

11' 11" x 7' 10" maximum ( 3.63m x 2.39m maximum )

**Bedroom Three**

8' 10" x 7' 11" ( 2.69m x 2.41m )

**Agents Notes:**

'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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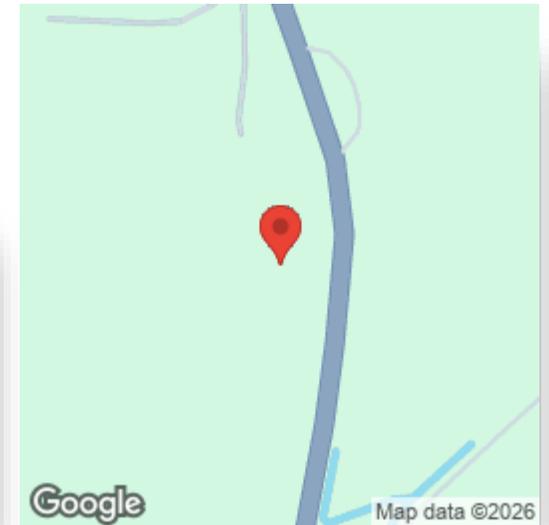
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## **Catlings Cottages, Sutton Road, Tydd Wisbech**

- Established semi-detached house
- Three bedrooms
- Two reception rooms
- Semi-rural location
- No onward chain

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

# £165,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WSB126314 - 0007

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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.

### **Directions to this property:**

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue towards Long Sutton. At the Sutton Road traffic lights bear round to the right, continue along into Four Gotes where the property will be found on the left hand side. Look for our board!



**william h brown**



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