



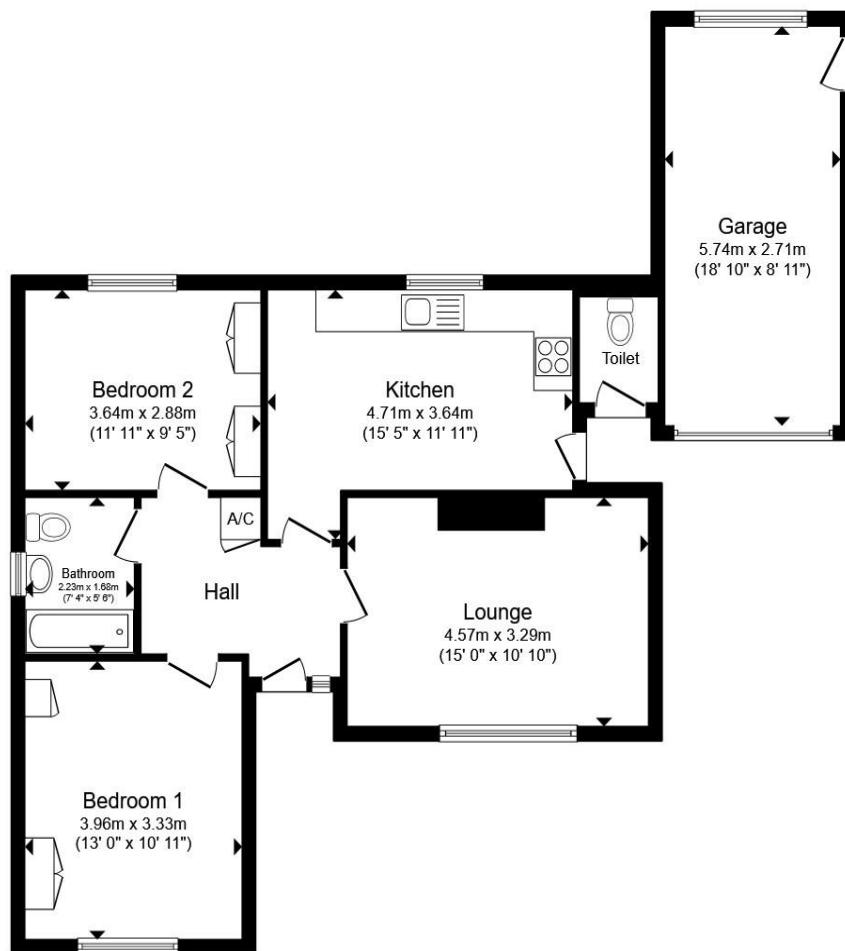
Hockland Road, Tydd St. Giles Wisbech PE13 5LF

Welcome to

Hockland Road, Tydd St. Giles Wisbech

SOLD PRIOR TO MARKETING Situated in the sought-after village of Tydd St Giles, this spacious two bedroom bungalow offers comfortable and well-proportioned accommodation in a peaceful rural setting. The property enjoys a quiet village location while benefiting from generous outside space and attractive open views to the rear. Internally, the bungalow features two well-sized double bedrooms, providing flexible living space suitable for a range of buyers. The property benefits from oil-fired central heating and double glazing throughout, ensuring comfort all year round. Externally, the property offers ample off-street parking along with a single garage. The spacious front and rear gardens provide plenty of outdoor space, with the rear garden enjoying a particularly pleasant outlook over pretty open fields, creating a tranquil and private setting ideal for relaxation. This property presents an excellent opportunity for those seeking a spacious bungalow in a desirable village location, combining countryside views with practical living.





Total floor area 83.6 m² (900 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

Bedroom One

Bedroom Two

Bathroom

Garage

Agents Note:

'Waste from the property is served by Cesspit. Contact the branch for more details'

'Heating to the property is served by Oil. Please contact the branch for more details'

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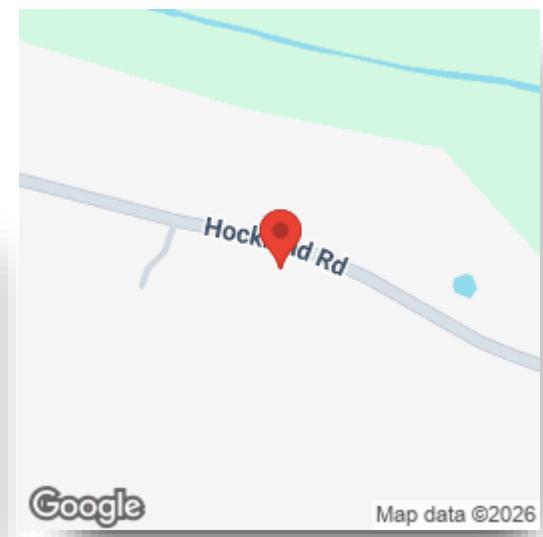
Hockland Road, Tydd St. Giles Wisbech

- 2 Double Bedrooms
- Single Garage
- Village Location
- Ample Off Street Parking
- Double Glazing
- Generous Front and Rear Garden
- No Onward Chain
- Peaceful Location

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£210,000



view this property online williamhbrown.co.uk/Property/WSB128126

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.



Property Ref:
WSB128126 - 0002

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