



The Gables Low Gate, Tydd St. Mary Wisbech PE13 5PF

welcome to

The Gables Low Gate, Tydd St. Mary Wisbech

Spacious Detached Bungalow is in the pretty village of Tydd St Mary offering a village shop and pub. With open field views to the front and rear of the delightful home. Situated ON a plot of 1/4 acre ideal for someone who enjoys gardening. Being sold with NO CHAIN.



Entrance Hall

having storage and airing cupboard.

Lounge

19' 11" x 13' 11" (6.07m x 4.24m)

having attractive fireplace with inset fire.

Dining Room

13' 1" x 8' 8" (3.99m x 2.64m)

having doors to the lounge and conservatory.

Conservatory

21' 9" x 9' 3" (6.63m x 2.82m)

being of brick and UPVC construction with polycarbonate roof and patio doors leading to the garden.

Kitchen

13' 1" x 10' 9" (3.99m x 3.28m)

having range of units at wall and base level, worktops with inset composite sink. Space for cooker and fridge/freezer.

Utility Room

13' 7" x 8' 7" (4.14m x 2.62m)

having range of units at wall and base level, worktops with insert stainless steel sink. Space for washing machine, dishwasher and tumble dryer. Floor standing oil boiler. Integral door to garage.

Boot Room

UPVC construction with door to rear.

Cloakroom

having low level WC and wash hand basin.

Bedroom 1

12' 10" x 9' 10" (3.91m x 3.00m)

having fitted bedroom suite comprising of wardrobes with over bed cupboards. Door leading to the conservatory.

Bedroom 2

10' 11" x 9' 9" (3.33m x 2.97m)

Bedroom 3

10' 4" x 9' 10" (3.15m x 3.00m)

Bathroom

having corner bath, wet room style shower, low level WC and wash hand basin inset into vanity unit with storage.

Tandem Garage

27' 5" x 10' 9" (8.36m x 3.28m)

having electric roller door, power and light.

Outside

the property is approached via gates leading to the good sized driveway offering off road parking for several vehicles. lawn area with shrubs, mature planting and flower borders. The rear garden is laid to lawn with paved pathways and patio areas ideal for entertaining. Wooden gazebo, summerhouse, greenhouse and pond.

Agents 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.



view this property online williamhbbrown.co.uk/Property/LST107550



The Gables Low Gate, Tydd St. Mary Wisbech

- DETACHED BUNGALOW SET ON 1/4 ACRE PLOT (STS) WITH FIELD VIEWS TO THE FRONT AND REAR
- SPACIOUS ACCOMMODATION IDEAL FOR ENTERTAINING FAMILY AND FRIENDS
- THREE BEDROOMS WITH CONSERVATORY OFF BEDROOM ONE OVERLOOKING THE REAR GARDEN
- LOUNGE & SEPARATE DINING ROOM
- BEING SOLD WITH NO CHAIN

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

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107550



Property Ref:
LST107550 - 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.

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



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk