



Hixs Lane, Tydd St. Mary Wisbech PE13 5QW

welcome to

Hixs Lane, Tydd St. Mary Wisbech

Mature two bedroom bungalow situated in the semi rural village of Tydd St Mary offering a village shop with a post office, pub and park. The spacious accommodation is ideal for entertaining family and friends with a large well stocked garden for enjoying those summer days. Call today to view.



Entrance Porch

having loft access.

Lounge

20' 1" x 12' 1" (6.12m x 3.68m)

Kitchen/Diner

17' 8" x 10' 11" (5.38m x 3.33m)

having range of units at wall and base level
,worktops with inset sink. Integrated oven with
induction hob. Door to rear.

Utility Room

7' 11" x 5' 2" (2.41m x 1.57m)

having worktops with inset sink, space for washing
machine and fridge freezer.

Office

8' 5" x 7' 10" (2.57m x 2.39m)

Bedroom 1

12' 11" x 12' 2" (3.94m x 3.71m)

Bedroom 2

12' 10" x 10' 11" (3.91m x 3.33m)

Shower Room

having large shower cubicle, low level WC and wash
hand basin set into vanity unit. Airing cupboard.

Garage

unable to measure.

Outside

the property sits back behind a large lawned area
with driveway offering off road parking for several
cars. The rear garden is laid to lawn, hedges, borders,
patio area, two ponds, and several sheds.

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.



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welcome to

Hixs Lane, Tydd St. Mary Wisbech

- SPACIOUS DETACHED BUNGALOW IN THE PRETTY VILLAGE OF TYDD ST MARY
- TWO BEDROOMS
- KITCHEN/DINER
- 20 FT LOUNGE
- AMPLE PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107585 - 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.

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