Chapel Cottage, Church Way, Tydd St. Mary, PE13 5QY
welcome to
Chapel Cottage, Church Way
NO UPWARD CHAIN!! A beautifully presented semi detached house offering plenty of space and character and is located in the popular village of Tydd St Mary. On the ground floor is a hallway which leads into a large lounge/diner which has two bay windows to the front and an exposed brick chimney breast containing a wood store and multi fuel stove. There is a stunning kitchen which has fitted units, tiled flooring, oven, hob and extractor. This leads into the conservatory/utility room which has plumbing for a washing machine and dryer. There is a downstairs w.c and wash basin to the rear of this room. Upstairs there are four bedrooms, a store room and an impressive family bathroom including bath, shower cubicle, w.c and wash basin. Outside provides multiple off road parking to the front with an enclosed garden laid to lawn with patio area, shed and summerhouse to the rear. This property also benefits from having calor gas central heating. Viewing is essential to appreciate this property!
Hallway

Lounge/diner
25’ x 20’ 1” (7.62m x 6.12m)

Kitchen
16’ 8” x 9’ 8” (5.08m x 2.95m)

Conservatory/utility Room
16’ 10” x 8’ 6” narrowing to 5’ 10” (5.13m x 2.59m narrowing to 1.78m)

Downstairs W.C

Landing

Bedroom One
14’ 7” x 11’ 1” (4.45m x 3.38m)

Bedroom Two
11’ 10” x 10’ 1” (3.61m x 3.07m)

Bedroom Three
14’ 3” x 7’ 4” max extending to 4’ 6” min (4.34m x 2.24m max extending to 1.37m min)

Bedroom Four
7’ 11” x 6’ 6” (2.41m x 1.98m)

Store Room

Bathroom

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.
**welcome to**

**Chapel Cottage, Church Way**

- Beautifully presented semi detached house
- Four bedrooms
- Popular village location
- Off road parking, enclosed rear garden
- Viewing essential to appreciate

Tenure: Freehold  
EPC Rating: F

£195,000

**directions to this property:**

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Proceed out of Wisbech following the road for approximately four miles to Tydd Gote. Continue through Tydd Gote and turn left, signposted Tydd St Mary, into Common Way. Proceed along following the road into Church Way where the property can then be found on your right hand side.

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