





Smeeth Road, Marshland St. James Wisbech PE14 8JB

william h brown

Welcome to

Smeeth Road, Marshland St. James Wisbech

WANT A FLEXIBLE HOME WITH GORGEOUS VIEWS? How about this deceptively spacious, detached family home situated in the sought after village of Marshland St James. The property offers 3 spacious bedrooms plus an additional study/guest room, with the master benefiting from an ensuite shower room, a lounge, dining room, kitchen/breakfast room, conservatory and ground floor bathroom. Outside is a lovely front garden and generous driveway providing off road parking and leading to the single garage, plus a lovely rear garden with field views beyond. To fully appreciate this lovely home, a viewing is highly recommended! 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.















Ground Floor



First Floor

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Lounge
14' x 12' 11" (4.27m x 3.94m)

Dining Room
15' 1" x 12' max (4.60m x 3.66m max)

Inner Hall

Kitchen
13' 11" x 9' 7" (4.24m x 2.92m)

Conservatory
13' 4" x 9' 7" (4.06m x 2.92m)

Bedroom One
13' x 8' 10" (3.96m x 2.69m)

En-Suite

Bathroom
8' 10" x 6' 11" max (2.69m x 2.11m max)

First Floor Landing

Bedroom Two
9' x 14' (2.74m x 4.27m)

Bedroom Three
14' x 10' 4" (4.27m x 3.15m)

Guest Room/Study
6' 11" x 8' 1" (2.11m x 2.46m)

Front And Rear Gardens

Single Garage

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

Welcome to

Smeeth Road, Marshland St. James Wisbech

- Detached Bungalow
- 4 Bedrooms
- Ensuite to Master
- Field Views to Rear
- Off Road Parking & Single Garage

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

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Proceed out of town taking note of Bambers Garden Centre on your right hand side. Continue along to the next roundabout and proceed straight over signposted Marshland St James. Continue to the bottom, turn right and then head along for approximately two miles until you reach Marshland St James and the property is located on the right hand side opposite Marshland Hall.

offers in the region of

£265,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129035

The Property Ombudsman

Property Ref:
WSB129035 - 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.

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