



Smeeth Road, Marshland St. James, Wisbech, PE14 8ES

welcome to

Smeeth Road, Marshland St. James, Wisbech

A beautifully restored 4-bed detached former railway station in Marshland St James, blending period charm with contemporary living. Featuring an open plan design, utility room, ground floor bedroom, plenty of off-road parking & a generous yet low-maintenance garden, this is a must see!



Auctioneer's Comments

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Accommodation:

Lounge

8' 5" x 13' 5" (2.57m x 4.09m)
Double-glazed windows to the front & side. Radiator. Tiled flooring. Central piece constructed from original floorboards with LED lights behind. Stairs leading to the first floor landing.

Dining Area

13' 4" x 13' 2" (4.06m x 4.01m)
Solid wood entrance door to the front. Double-

glazed bay window to the front. Exposed beams. Radiator. Exposed brick feature fireplace. Tiled flooring.

Kitchen

15' 9" x 8' 6" (4.80m x 2.59m)
This fitted kitchen includes base units with work surfaces over, a composite sink & drainer unit, a low-level electric oven, an electric hob with cooker hood over, and an integrated dishwasher. Radiator. Exposed brick fireplace. Tiled flooring. Double-glazed door to the side. Double-glazed windows the front, side & rear.

Rear Porch

Solid wood door to the rear. Tiled flooring. Radiator.

Utility Room

11' 5" x 7' 7" (3.48m x 2.31m)
Fitted with base units with work surfaces over. One and a half bowl stainless steel sink & drainer unit. Space for a fridge/freezer and space & plumbing for a washing machine & tumble dryer. Double-glazed window to the rear.

Study / Bedroom Four

7' 8" x 11' 1" (2.34m x 3.38m)
Double-glazed window to the rear. Radiator.

Cloakroom

Fitted with WC & wash hand basin. Heated towel rail. Double-glazed window to the rear.

First Floor Landing

Stairs from the lounge. Radiator. Double-glazed window to the front.

Bedroom One

15' 5" x 8' 8" (4.70m x 2.64m)
Double-glazed windows to the side & rear. Radiator. Feature fireplace. Exposed original wooden flooring.

Bedroom Two

8' 9" x 8' 3" (2.67m x 2.51m)
Double-glazed window to the side. Radiator.

Bedroom Three

6' 2" x 8' 8" (1.88m x 2.64m)
Double-glazed skylight window. Radiator.

Bathroom

Fitted with WC, pedestal wash hand basin & bath with mixer taps & shower over. Heated towel rail. Fully tiled. Double-glazed skylight window.

Outside

To the front of the property, a gravelled driveway provides off-road parking for 3 cars & is enclosed by original railway station fencing. Gates lead to a further gravelled area behind the property which more off-road parking & enclose the garden. The rear garden can be accessed by a porch from the rear of the house, and is fully enclosed by timber fencing & is laid to lawn. The garden also boasts a pagoda for a patio seating area which has been constructed from the original railway waiting area framework. The original platform runs adjacent to the pagoda.

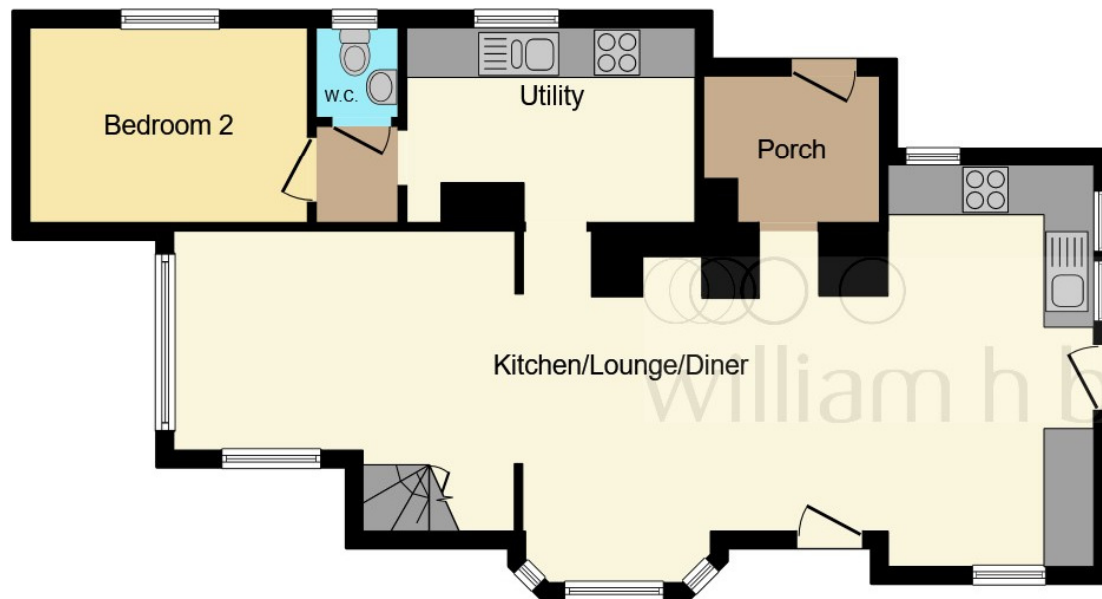
Agents Note

Waste from the property is served by a cess pit of private supply & heating to the property is served by oil-fired central heating. Please contact the branch for more information if required.

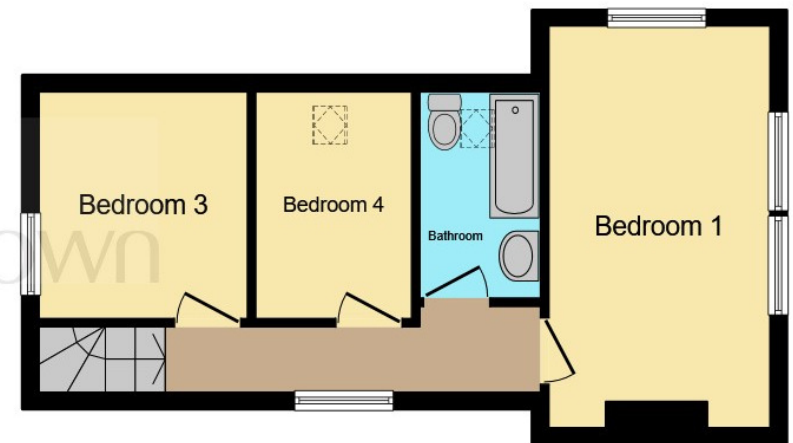


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Ground Floor



First Floor

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.focalagent.com

welcome to

Smeeth Road, Marshland St. James, Wisbech

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 4 bed detached character property
- Open-plan living with a modern kitchen/dining/living area

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112596 - 0002

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