



SMEETH ROAD
MARSHLAND ST. JAMES PE14 8JF

BROWN & CO

DESCRIPTION

Brown and co are pleased to offer a fantastic three-bedroom semi-detached property in the popular village of Marshland St. James

The property is just 4 years old having been constructed by a local developer and still is within its 10-year warranty.

First hand inspection of this property is essential to gain a full appreciation of the house and what it has to offer.

The property comprises entrance hall leading into the kitchen diner, from here you can access the living room which is bathed in natural light from patio doors leading out to the raised decking with steps down onto the lawn of the rear garden. Completing the ground floor is a w.c and storage cupboard in the kitchen.

Upstairs off the central landing are three bedrooms and a family bathroom. The main bedroom has built in wardrobes and is

again bathed in natural light from the dual aspect windows

To the rear of the property is a fully enclosed garden whilst there is ample off-road parking.

SERVICES

- Oil fired central heating
- Mains electric, water and drainage
- Council Tax Band: B
- EPC: B

Viewing is by appointment only please contact the office on 01553 770771.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure there are in working order.

ANTI MONEY LAUNDERING LEGISLATION

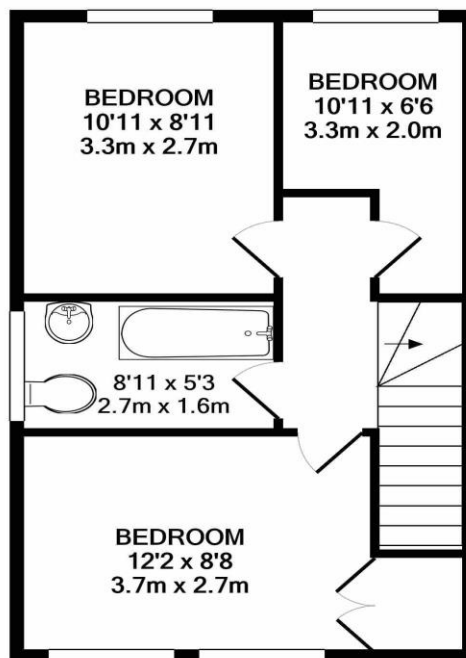
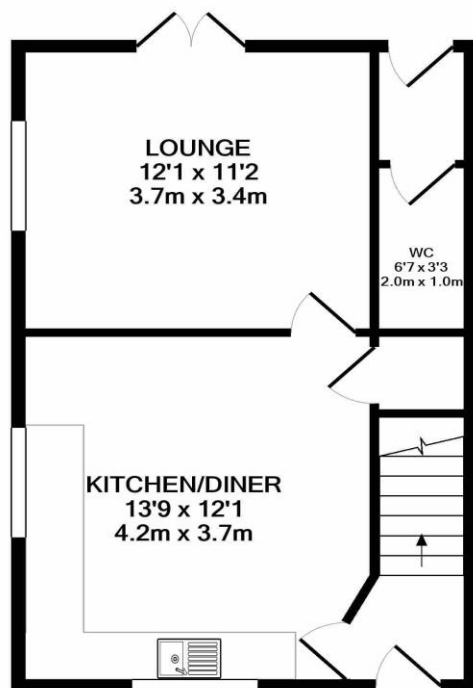
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION:

- 3-bedroom semi-detached house
- Ideal first-time buyer home
- Built in 2016
- Kitchen diner and separate lounge
- Popular village location
- Oil fired Central heating
- Viewing essential
- Popular Village location
- Still under Warranty







TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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