



Smeeth Road, Marshland St. James WISBECH PE14 8JB

Welcome to

Smeeth Road, Marshland St. James WISBECH

WANT A FLEXIBLE HOME WITH GORGEOUS VIEWS? How about this deceptively spacious, detached bungalow situated in the sought after village of Marshland St James. The property offers 4 bedrooms, 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 & generous driveway providing off road parking and leading to the single garage, plus a lovely rear garden with field views to the rear. To fully appreciate this lovely home, a viewing is highly recommended!





Ground Floor



First Floor

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)

Master Bedroom

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

Ensuite

Bathroom

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

1st Floor Landing

Bedroom 2

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

Bedroom 3

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

Bedroom 4

6' 11" x 8' 1" (2.11m x 2.46m)

Front & Rear Gardens

Single Garage

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.

Welcome to

Smeeth Road, Marshland St. James WISBECH

- Detached Bungalow
- 4 Bedrooms
- Ensuite to Master
- Field Views to Rear
- Council Tax: Band B
- Off Road Parking & Single Garage

Tenure: Freehold EPC Rating: E

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB124125](https://www.williamhbrown.co.uk/Property/WSB124125)



Property Ref:
WSB124125 - 0011

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)