



Smeeth Road, Marshland St. James WISBECH PE14 8ES

Welcome to

Smeeth Road, Marshland St. James WISBECH

HOW ABOUT A HANDSOME CHARACTER PROPERTY IN A SOUGHT AFTER VILLAGE? Take a look at this deceptively spacious family home located in the popular village of Marshland St James. This lovely home offers ample space for the whole family from its 3 double bedrooms, family bathroom, lounge plus separate sitting room, a dining room, kitchen, utility room, conservatory and ground floor cloakroom. Outside the property to the front is a carriage driveway providing off road parking and access to the garage. The rear garden is mainly laid to lawn and is enclosed with gated access at the front. The whole plot is situated on an estimated 1/2 acre (STS) and is available to view by appointment. Contact us today to arrange your viewing!





Ground Floor



First Floor

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.

Entrance Hall

Lounge

13' x 12' 11" Max (3.96m x 3.94m Max)

Dining Room

11' 10" x 11' 1" Max (3.61m x 3.38m Max)

Sitting Room

12' 11" Max x 11' 11" (3.94m Max x 3.63m)

Kitchen

11' 7" x 10' 6" (3.53m x 3.20m)

Back Hall

Utility Room

8' 3" x 8' 4" (2.51m x 2.54m)

Conservatory

13' 3" x 13' 1" (4.04m x 3.99m)

Cloakroom

1st Floor Landing

Master Bedroom

13' x 12' 2" Max (3.96m x 3.71m Max)

Ensuite

Bedroom 2

13' x 12' 11" Max (3.96m x 3.94m Max)

Bedroom 3

10' x 9' (3.05m x 2.74m)

Family Bathroom

11' 6" Max x 7' 1" (3.51m Max x 2.16m)

Front & Rear Gardens

Single Garage

20' x 12' (6.10m x 3.66m)

welcome to

Smeeth Road, Marshland St. James

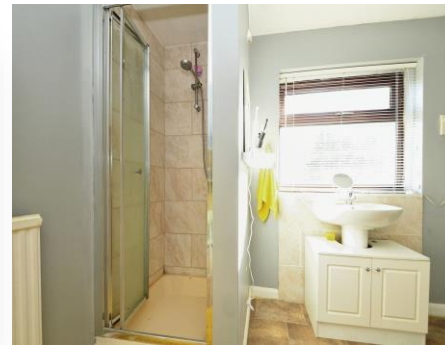
WISBECH

- 1/2 ACRE (STS) PLOT
- Detached Character Home
- 3 Double Bedrooms
- 3 Reception Rooms
- Single Garage

Tenure: Freehold EPC Rating: E

offers in excess of

£310,000



directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Head out of Wisbech and at the roundabout with the A47 take the second exit signposted Marshland St James. Continue along and at the "T" junction turn right and follow the road along for approximately 1.5 miles and then turn left onto Smeeth Road. Follow along where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125548



Property Ref:
WSB125548 - 0003

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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