



**Smeeth Road, Marshland St. James WISBECH PE14 8EP**

## Welcome to

### Smeeth Road, Marshland St. James WISBECH

LOOKS CAN BE DECEIVING! Take a look in this tarden of a home, a detached bungalow located in the sought after village of Marshland St James, just outside of Wisbech. The property offers 3 double bedrooms, all with built in wardrobe space, a family bathroom, a generous lounge at the front and a dining room plus kitchen at the back over looking the rear garden. Outside the property is a generous front garden that also has space for parking 5/6 cars off road and the option to add more and leading up to a single garage. At the rear is a large garden that has gated access to the front and offers mature shrubs and trees, including fruit trees, and a feature pond. The whole plot is sat on an estimated 1/3 Acre (sts) and offers oil central heating, mains water and a septic tank. To fully appreciate all that is on offer here. an early viewing is highly recommended! Contact us TODAY!





### Entrance Hall

### Lounge

18' 10" x 12' 4" ( 5.74m x 3.76m )

### Dining Area

10' 10" x 14' 5" ( 3.30m x 4.39m )

### Kitchen Area

14' 8" x 10' 5" ( 4.47m x 3.17m )

### Bedroom 1

10' 10" x 13' 9" ( 3.30m x 4.19m )

### Bedroom 2

13' 10" x 10' 9" Max ( 4.22m x 3.28m Max )

### Bedroom 3

8' 9" x 10' ( 2.67m x 3.05m )

### Bathroom

5' 1" x 8' 9" ( 1.55m x 2.67m )

### Front & Rear Gardens

### Single Garage

8' 7" x 18' 10" ( 2.62m x 5.74m )

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](http://www.focalagent.com)

## Welcome to

## Smeeth Road, Marshland St. James WISBECH

- Deceptive Detached Bungalow
- 3 Double Bedrooms
- Estimated 1/3 Acre Plot (STS)
- 2 Reception Rooms
- Generous Front & Rear Gardens

Tenure: Freehold EPC Rating: E

# £325,000



## Directions to this property:

At Freedom Bridge Roundabout, take the 3rd exit onto Churchill Rd/A1101. Continue to follow A1101 and at the roundabout take the 1st exit onto A47. Turn right onto Broadend Rd, right onto Biggs Rd and a slight left onto Wilkins Rd. Continue onto Walsoken Rd and into Smeeth Rd. Turn left to stay on Smeeth Rd and 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/WSB119430](http://williamhbrown.co.uk/Property/WSB119430)



Property Ref:  
WSB119430 - 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.

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.



william h brown



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)