



Smeeth Road, Marshland St. James Wisbech PE14 8EP

Welcome to

Smeeth Road, Marshland St. James Wisbech

No Onward Chain!! Internal viewing is a must to appreciate what is on offer. A detached chalet with versatile accommodation that includes 3 bedrooms and 3 receptions as well as 2 offices. the property is situated on a good sized plot in excess of 0.5 acre (sts). Within the grounds are outbuildings that include 2 workshops and a car port.





Ground Floor



First Floor



Outbuilding

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

Auctioneer's Comments

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Entrance Hall

Lounge

18' x 11' 11" (5.49m x 3.63m)

Dining Room

22' x 12' 7" (6.71m x 3.84m)

Kitchen

12' 7" x 12' 5" (3.84m x 3.78m)

Breakfast Room

13' 11" x 11' 11" max (4.24m x 3.63m max)

Rear Lobby

14' 7" x 5' 8" (4.45m x 1.73m)

Office 1

18' 2" x 8' 6" + recess (5.54m x 2.59m + recess)

Office 2

11' 11" x 14' 7" max (3.63m x 4.45m max)

Downstairs Bedroom

10' 5" x 11' 11" + wardrobes (3.17m x 3.63m + wardrobes)

Downstairs Bathroom

9' 11" x 10' 5" + airing Cupbaord (3.02m x 3.17m + airing Cupbaord)

First Floor Landing

Bedroom

15' 10" max x 11' 4" into bay & to front of w/robes (4.83m max x 3.45m into bay & to front of w/robes)

Bedroom

17' 4" x 9' 6" into bay & to front of w/robes (5.28m x 2.90m into bay & to front of w/robes)

Conservatory

15' 11" x 7' 3" (4.85m x 2.21m)

Outside

Outbuildings

Store / Workshop

20' 7" x 31' 9" (6.27m x 9.68m)

Carport

19' 4" x 9' 8" (5.89m x 2.95m)

Workshop

33' 10" x 24' 3" (10.31m x 7.39m)

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Good size plot in excess of 0.5 acre (STS)
- Detached Chalet
- Versatile Accommodation
- 3 Receptions and 2 Offices, 3 Bedrooms
- Outbuildings/Workshops

Tenure: Freehold EPC Rating: F
guide price

£250,000



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 plot will be found on your right hand side just past the turning for St James's Court.



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/WSB126187



Property Ref:
WSB126187 - 0005

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