







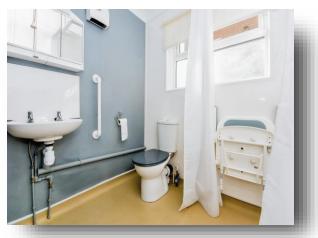


# Welcome to

# Smeeth Road, Marshland St. James Wisbech

Set in the charming village of Marshland St James, this delightful three-bedroom detached home offers the perfect blend of rural tranquility and modern convenience. Positioned along Smeeth Road, the property enjoys uninterrupted field views to the rear, creating a serene backdrop for everyday life. Inside, two generous reception rooms provide versatile living spaces, whether for family gatherings or quiet evenings. The well-equipped kitchen flows seamlessly, while two bathrooms add to the home's practicality. Upstairs, three well-proportioned bedrooms offer comfort and countryside views. Outside, a garage and off-road parking ensure easy access, while the village setting offers a welcoming community feel. Marshland High School is nearby, making this an excellent choice for families.



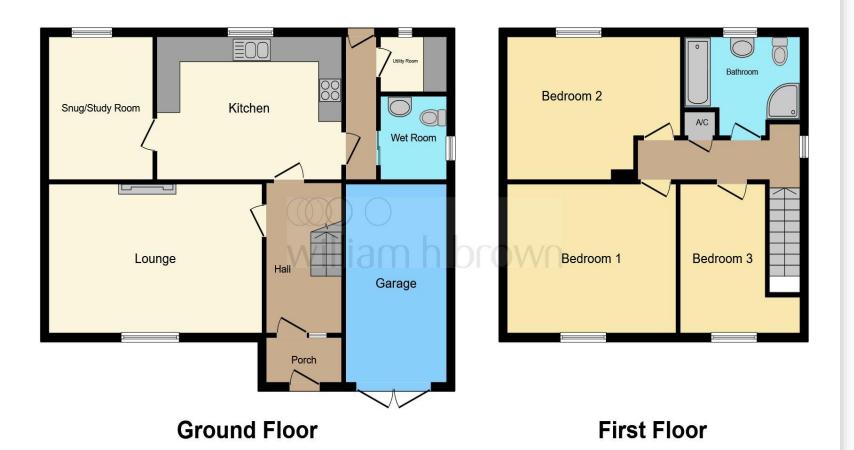












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## **Front Porch**

#### **Entrance Hall**

## Lounge

11' 9" x 18' 1" ( 3.58m x 5.51m )

#### Kitchen

11' 2" maximum x 15' 7" ( 3.40m maximum x 4.75m )

# **Dining Room**

11' 3" x 8' 10" ( 3.43m x 2.69m )

# **Rear Hallway**

## Utility

2' 8" x 5' 7" ( 0.81m x 1.70m )

#### **Wet Room**

6' 5" x 5' 6" ( 1.96m x 1.68m )

# **First Floor Landing**

## **Bedroom One**

11' 10" x 14' 4" ( 3.61m x 4.37m )

### **Bedroom Two**

11' 3" maximum x 14' 8" ( 3.43m maximum x 4.47m )

## **Bedroom Three**

11' 10" x 6' 9" plus recess ( 3.61m x 2.06m plus recess )

#### **Bathroom**

7' 10" x 9' 11" ( 2.39m x 3.02m )

## Garage

17' 2" x 9' 4" ( 5.23m x 2.84m )

## Welcome to

# Smeeth Road, Marshland St. James Wisbech

- Modern detached house
- Three bedrooms
- Two reception rooms
- Refitted kitchen and Bathroom
- No onward chain

Tenure: Freehold EPC Rating: E

offers in excess of

£280,000

## 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 the property is on the left hand side.







Long Lots Rustons Rd

Map data ©2025

Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/WSB126944



Property Ref: WSB126944 - 0002 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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