



Rustons Road, Marshland St. James Wisbech PE14 8ER

Welcome to

Rustons Road, Marshland St. James Wisbech

IF IT IS SPACE YOU WANT, LOOK NO FURTHER! Situated in a rural location on the outskirts of Marshland St James, this established detached property provides generous accommodation throughout and is available with no onward chain. With the potential for multi-generational living, the main house has four double bedrooms and three reception rooms (as well as a conservatory) whilst the annexe provides independent living with a lounge, a kitchen, bedroom and an en-suite. Outside, the whole plot extends to approximately 0.75 acres (S.T.S.) with wrap-around gardens, double garage and a 26' workshop, all with the advantage of far-reaching, open field views.





Ground Floor



First Floor

Entrance Hall

Downstairs Cloakroom

5' 9" x 7' 10" maximum (1.75m x 2.39m maximum)

Lounge

22' 1" x 16' 1" (6.73m x 4.90m)

Garden Room

4' 6" x 15' 4" (1.37m x 4.67m)

Dining Room

14' 11" x 16' (4.55m x 4.88m)

Kitchen/Breakfast Room

11' 11" x 22' 5" maximum (3.63m x 6.83m maximum)

Snug

11' 11" x 9' 11" (3.63m x 3.02m)

Utility Room

11' 11" x 6' 1" plus recess (3.63m x 1.85m plus recess)

First Floor Landing

Bedroom One

14' 11" x 16' (4.55m x 4.88m)

Dressing Room

10' 4" x 6' excluding wardrobes (3.15m x 1.83m excluding wardrobes)

Loft Room

16' x 13' 3" (4.88m x 4.04m)

Bedroom Two

12' x 16' 1" into wardrobes (3.66m x 4.90m into wardrobes)

Bedroom Three

14' 11" x 16' 1" (4.55m x 4.90m)

Bedroom Four

12' x 14' 9" excluding wardrobes (3.66m x 4.50m excluding wardrobes)

Bathroom

7' 10" x 11' 7" (2.39m x 3.53m)

Annexe

Hallway

Lounge

16' 9" x 14' 9" maximum (5.11m x 4.50m maximum)

Kitchen

7' 5" x 13' 5" (2.26m x 4.09m)

Bedroom

9' 9" x 12' 5" (2.97m x 3.78m)

En-Suite

6' x 8' 6" (1.83m x 2.59m)

Double Garage

16' 4" x 27' 1" (4.98m x 8.26m)

Workshop

26' 2" x 21' 5" (7.98m x 6.53m)

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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

Welcome to

Rustons Road, Marshland St. James Wisbech

- Established detached house with 1 bed annexe
- Four double bedrooms
- Three receptions plus conservatory
- 0.75 acre plot (S.T.S.)
- No onward chain

Tenure: Freehold EPC Rating: E

£550,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127039



Property Ref:
WSB127039 - 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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