



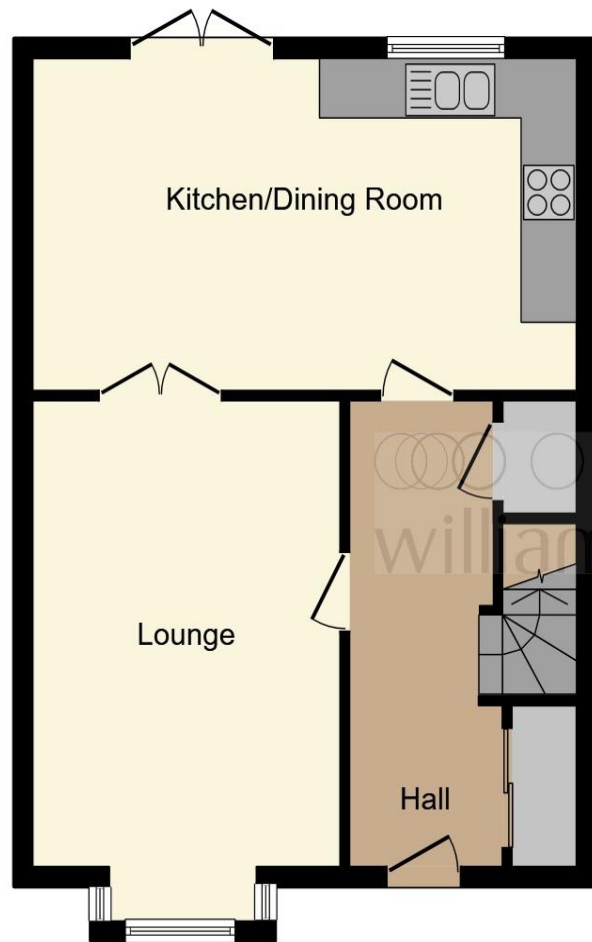
Smeeth Road, Marshland St. James Wisbech PE14 8JG

Welcome to

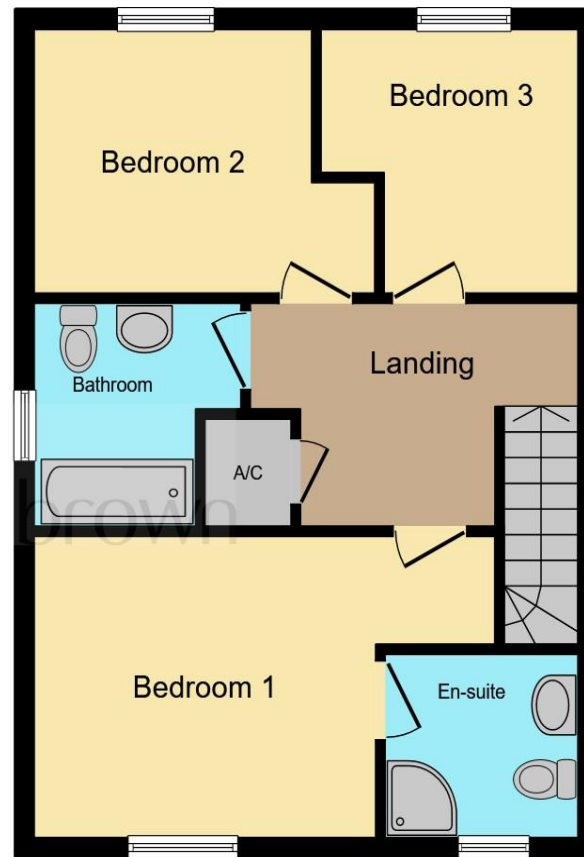
Smeeth Road, Marshland St. James Wisbech

Situated in the popular village of Marshland St James, this modern three-bedroom semi-detached home is just six years old and offers stylish, low-maintenance living with plenty of space for families, first-time buyers, or professionals. On the ground floor, the property features a bright and generous open-plan kitchen/diner, perfect for entertaining or family meals, a comfortable lounge, and a convenient downstairs WC. Upstairs are three well-sized bedrooms, including a master with ensuite shower room, alongside a modern family bathroom. The property is also up to date with air source heating, underfloor heating and upstairs radiators. Externally, the home enjoys a manageable rear garden-ideal for relaxing without the heavy upkeep-as well as off-road parking for two vehicles. With its modern build, great layout, and sought-after location, this is a fantastic opportunity to move straight into a home with nothing more to do but unpack.





Ground Floor



First Floor

Ds Wc

Lounge

15' 5" + bay x 11' (4.70m + bay x 3.35m)

Kitchen/Diner

10' 11" x 19' 5" (3.33m x 5.92m)

Bedroom 1

10' x 12' 2" (3.05m x 3.71m)

Bedroom 2

8' 9" x 9' 11" max (2.67m x 3.02m max)

Bedroom 3

8' 9" x 9' 2" (2.67m x 2.79m)

Family Bathroom

Master Ensuite

Agents Note:

'There is a easement on the title, please enquire with the branch'- Shared Driveway.

'Heating to the property is served by Air Source. Please contact the branch for more details'

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

Smeeth Road, Marshland St. James Wisbech

- Modern semi-detached home
- Located in Marshland St James
- Three bedrooms including master with ensuite
- Spacious open-plan kitchen/diner
- Manageable rear garden
- Off-road parking for two cars
- Move in ready

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127890



Property Ref:
WSB127890 - 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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