



Smeeth Road, Marshland St. James WISBECH PE14 8JB

Welcome to

Smeeth Road, Marshland St. James WISBECH

Located in the popular village of Marshland St James, this well-presented three-bedroom detached bungalow is move-in ready and offers generous living space in a peaceful countryside setting. Inside, the accommodation flows well with a large lounge, a separate dining room, a modern fitted kitchen, and a bright conservatory overlooking the garden. There are three double bedrooms, a modern four-piece family bathroom, and a utility room providing practical day-to-day space. Outside, the property enjoys a private rear garden with lawn and patio areas, perfect for relaxing or entertaining, alongside a large driveway at the front providing ample off-road parking. The property is of non-standard construction (brick outer, timber frame, and concrete sheeting), built with materials available at the time. This should satisfy lenders, though buyers are encouraged to confirm with their mortgage provider. Set within a desirable village location, just 6 miles from Wisbech and within easy reach of King's Lynn with its direct rail links to London King's Cross, this home combines modern comforts with village life.





Lounge

10' x 14' 8" (3.05m x 4.47m)

Dining Room

10' 1" x 9' 6" (3.07m x 2.90m)

Reception Room

19' 11" x 12' 8" (6.07m x 3.86m)

Kitchen

15' 11" x 8' 11" (4.85m x 2.72m)

Utility

Conservatory

9' 6" x 9' 9" (2.90m x 2.97m)

Bedroom 1

12' x 10' 4" (3.66m x 3.15m)

Bedroom 2

10' 4" x 11' 11" (3.15m x 3.63m)

Bedroom 3

11' 11" x 10' 2" (3.63m x 3.10m)

Family Bathroom

Agents Note:

We have been unable to verify if Planning Permission has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.

Agents Note:

'The property is of non standard construction (Brick Outer, Timber Frame with Concrete Sheetting), please speak with your conveyancer.'

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

'Waste from the property is served by Cesspit. 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**

- Detached bungalow with three double bedrooms
- Spacious lounge and separate dining room
- Modern fitted kitchen
- Conservatory overlooking rear garden
- Four-piece family bathroom
- Off-road parking for several vehicles
- Village location in Marshland St James

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

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127749



Property Ref:
WSB127749 - 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.

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



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk