



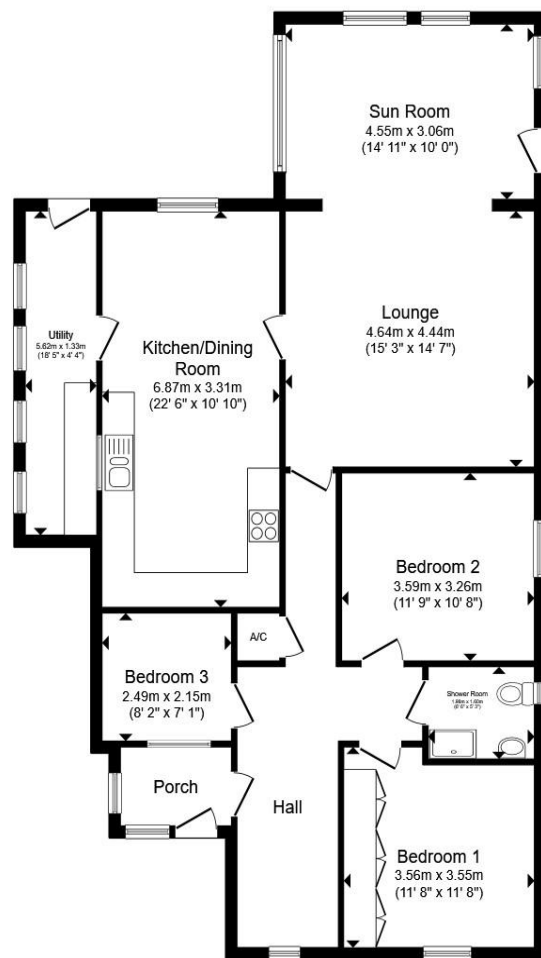
Smeeth Road, Marshland St. James Wisbech PE14 8JB

Welcome to

Smeeth Road, Marshland St. James Wisbech

Situated in a non-estate location, this detached bungalow offers generous living space and a countryside outlook, with its rear garden backing onto open fields. The spacious kitchen/dining room measures approximately 22' in length, providing room for cooking and dining, while a separate utility room offers additional practical space. The generous lounge opens into an adjoining sun room overlooking the rear garden, providing flexible areas for relaxing and entertaining. There are two double bedrooms and a third, smaller bedroom that could also serve as a study or hobby room. A refitted shower room completes the accommodation. Outside, the property benefits from off-road parking for several vehicles, a single garage and additional storage rooms behind the garage, providing useful space for garden equipment, tools, and other belongings. The rear garden backs onto open fields, offering a countryside outlook. The bungalow is offered for sale with no onward chain. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Front Porch

Entrance Hall

Lounge

Dining Area

Kitchen

Utility Room

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Garage

Agents Note:

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

'Waste from the property is served by Septic Tank. Contact the branch for more details'.

Total floor area 116.9 m² (1,258 sq.ft.) approx

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.propertybox.io

Welcome to

Smeeth Road, Marshland St. James Wisbech

- Approximately 117 m² / 1,259 sq ft of accommodation
- Detached bungalow in a non-estate location
- Two double bedrooms and a third bedroom/study
- 22' Kitchen dining room
- Refitted shower room and separate utility room
- Generous lounge with adjoining sun room
- Off-road parking for several vehicles and a single garage
- No onward chain

Tenure: Freehold EPC Rating: E
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/WSB128827



Property Ref:
WSB128827 - 0005

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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