



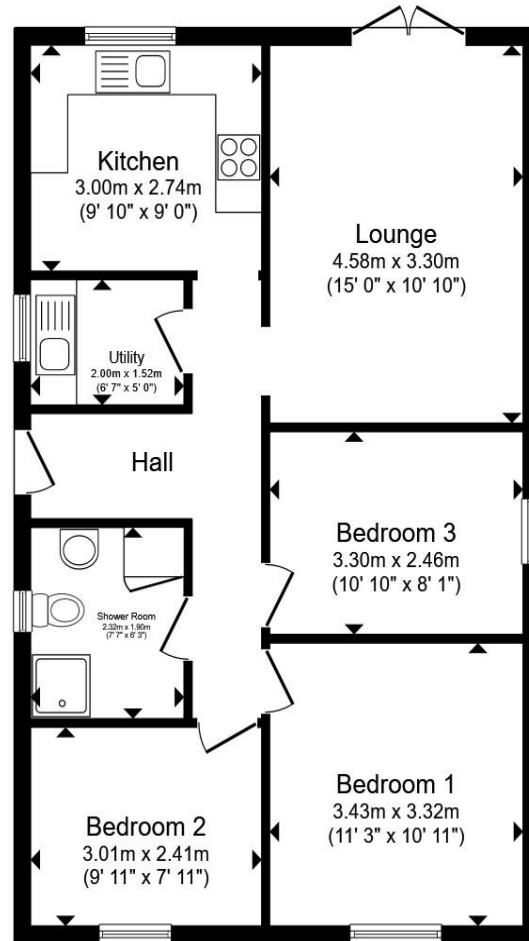
Smeeth Road, Marshland St. James WISBECH PE14 8JF

Welcome to

Smeeth Road, Marshland St. James WISBECH

Offered with no onward chain, this established detached bungalow enjoys a desirable non-estate position on Smeeth Road. Ideal for those seeking spacious single-level living, the property offers well-proportioned accommodation throughout, including a welcoming 15' lounge, perfect for relaxing or entertaining. The bungalow benefits from a fitted kitchen with a separate utility room, providing valuable additional storage and workspace. There are three double bedrooms, offering flexibility for family living, guests or home working, together with a refitted wet room designed for practicality and ease of use. Outside, the property features ample off-road parking for multiple vehicles and a single garage, making it ideal for those requiring extra parking or storage. Further benefits include PVCu double glazing throughout. Occupying a sought-after location away from the confines of a modern estate, the property enjoys convenient access to local amenities, transport links and nearby countryside walks. Offering space, convenience and excellent potential, this chain-free bungalow presents a fantastic opportunity. Early viewing is highly recommended to fully appreciate all that this home has to offer. 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.





Entrance Hall

Lounge

Kitchen

Utility Room

Bedroom One

Bedroom Two

Bedroom Three

Wet Room

Garage

16' 4" x 10' 4" maximum (4.98m x 3.15m maximum)

Agents Note:

'Heating to the property is served by Oil. 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 68.4 m² (736 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

- Established detached bungalow
- Three double bedrooms
- Useful utility room
- Non-estate location
- No onward chain

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

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Proceed out of town taking note of Bambers Garden Centre on your right hand side. Continue along to the next roundabout and proceed straight over signposted Marshland St James. Continue to the bottom, turn right and then head along for approximately two miles until you reach Marshland St James. Turn left onto Smeeth Road where the property is on the right hand side.

£235,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB129237](https://www.williamhbrown.co.uk/Property/WSB129237)



Property Ref:
WSB129237 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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