



School Road, Marshland St. James, Wisbech, PE14 8JR

welcome to

Church Farm Cottages, School Road, Marshland St. James, Wisbech

A wonderful opportunity to acquire a charming countryside home with generous outside space and versatile accommodation located in the village of Marshland St James. Viewing highly recommended to appreciate all this property has to offer.



Entrance Door To:-

Lounge/Diner

21' 9" x 11' 1" (6.63m x 3.38m)

Two double glazed windows, radiator, multi-fuel burner, wood effect laminate floor, double sliding doors to:-

Conservatory

12' 11" x 12' 6" (3.94m x 3.81m)

UPVC construction under polycarbonate room, tiled floor, double doors to rear

Kitchen

12' 2" x 12' 1" (3.71m x 3.68m)

Range of base and wall units, inset Butler sink with mixer tap over, built-in oven and grill, electric hob, Agar cooker, three double glazed windows, space for fridge freezer, tiled floor, door to:-

Utility Area

Space and plumbing for washing machine and dryer, double glazed window, radiator, airing cupboard housing hot water tank

Shower Room

Shower cubicle, low level WC, wall mounted boiler, radiator

Additional Conservatory

13' 9" x 7' 11" (4.19m x 2.41m)

UPVC conservatory under polycarbonate roof, tiled floor, central island with drawers below, double doors to rear

First Floor Landing

Radiator

Bedroom One

13' 9" x 12' 2" (4.19m x 3.71m)

Double glazed window, radiator, fitted mirror fronted wardrobes, door to:-

Bedroom Three/Nursery

14' 3" max x 9' 2" max (4.34m max x 2.79m max)

Accessed off of the principle bedroom, two double glazed windows, restricted headroom and sloping ceiling

Bedroom Two

12' x 8' 9" (3.66m x 2.67m)

Double glazed window, radiator, ornate cast iron fireplace, wood effect laminate floor

Bathroom

9' 3" x 7' 1" (2.82m x 2.16m)

Bath with shower mixer tap, low level WC, wash hand basin, radiator, tiled floor, two double glazed windows

Outside

To the front of the property is a generous gravel area giving off road parking for several vehicles. The rear garden has a paved patio, fish pond, and a large lawned garden with a variety of shrubs and small trees together with a number of sheds and is enclosed by timber fencing. The plot extends to approximately 1/3 acre (subject to measured survey)



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welcome to

Church Farm Cottages, School Road, Marshland St. James, Wisbech

- Popular Village of Marshland St James
- Rural Location
- Semi Detached House
- 2/3 Bedrooms
- 1/4 Acre Plot (Subject to Measured Survey)

Tenure: Freehold EPC Rating: E

Council Tax Band: A



£270,000

Total floor area 149.8 m² (1,612 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

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postcode not the actual property

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Property Ref:
KLN119933 - 0002

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