



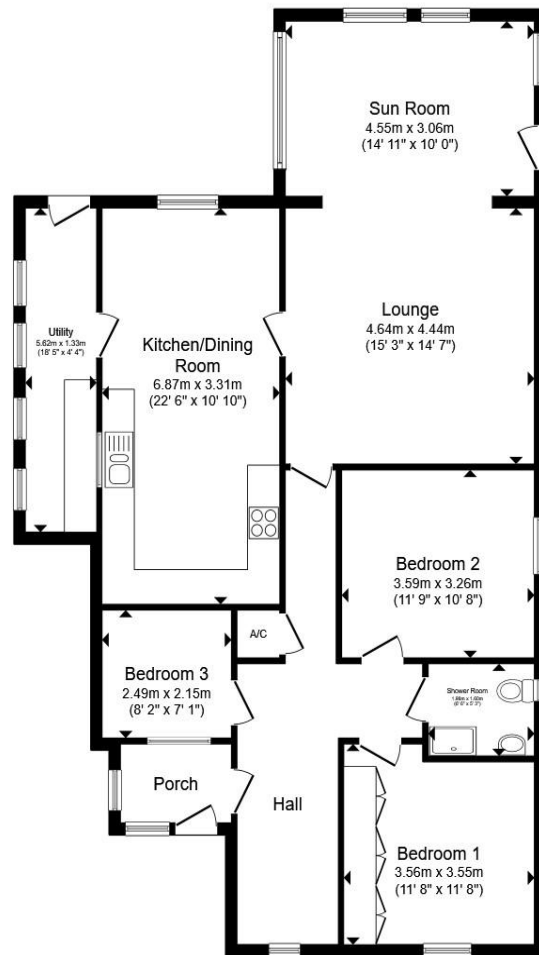
Smeeth Road, Marshland St. James, Wisbech, PE14 8JB

Welcome to

Smeeth Road, Marshland St. James, Wisbech

Enjoying a non-estate location backing onto open fields, this established detached bungalow offers spacious and well-maintained accommodation in a peaceful setting. The property is available with the added benefit of no onward chain. The bungalow provides three bedrooms, together with two reception areas, offering flexible living space for both everyday family life and entertaining. A particular highlight is the impressive 22' modern kitchen/dining room, providing ample room for cooking, dining and socialising, complemented by a useful utility room for added practicality. The accommodation is completed by a stylish refitted shower room, finished to a contemporary standard. Externally, the property enjoys multi-vehicle off-road parking leading to a single garage, while the rear garden backs on to open fields, creating a wonderful sense of space and privacy. Combining generous accommodation, modern improvements and a desirable countryside outlook, this is an excellent opportunity to secure a detached bungalow in a sought-after location. 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**

- Established detached bungalow
- Three bedrooms and two reception areas
- 22' kitchen/dining room
- Non-estate location
- 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 - 0003

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.



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