

## DIRECTIONS

Travel down London Road to the South gates roundabout and take the 3rd exit travel to the next roundabout and take the 1st exit, and then at the next roundabout take the 1st exit. At the next roundabout take the 3rd exit and merge onto the A47, then at the roundabout take the 1st exit onto the A47, then at the next roundabout take the 2nd exit onto the A47, branch left onto an unnamed road and you will be entering Terrington St John. Turn left onto Main Road, turn right into School Road, bear right onto Smeeth Road where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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96a Smeeth Road Marshland St James Wisbech PE14 8JG

**IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED  
HOUSE WITH PARKING**

**Marshland St James**

**Freehold £250,000**

01553 692828  
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<b>ENTRANCE HALLWAY</b> Wood effect flooring, stairs to first floor and door leading to lounge. Under stairs cupboard housing boiler.	15'5 x 5'2 (4.70m x 1.57m)
<b>CLOAKROOM</b> Wood effect flooring, hand wash basin and W.C, obscured window to front aspect.	6'6 x 2'10 (1.98m x 0.86m)
<b>LOUNGE</b> Wood effect flooring, and TV point, window to front aspect. Double doors leading into Kitchen diner.	18'1 x 11'0 into bay (5.51m x 3.35m into bay )
<b>KITCHEN / DINER</b> Range of base, wall and drawer units with worktop over. One and half bowl sink with drainer and mixer tap over. Integrated washing machine, dishwasher, electric hob and oven with extractor hood over. Space for fridge freezer. Double doors leading into lounge. French doors leading to rear garden. TV point. Tiled flooring benefitting from underfloor heating.	19'5 x 11'1 (5.92m x 3.38m)
<b>LANDING</b> Fitted carpet, loft access, airing cupboard and double radiator.	11'5 x 7'5 (3.48m x 2.26m)
<b>BATHROOM</b> Comprising of a three piece suite to include a hand wash basin with a vanity unit, W.C, and bath with thermostatic shower over. Obscured window to the side aspect. Wood effect flooring. Double radiator.	8'1 x 7'3 (2.46m x 2.21m)
<b>BEDROOM ONE</b> Fitted carpet, double radiator and window to front aspect.	12'3 x 10'1 (3.73m x 3.07m)
<b>ENSUITE</b> Comprising of a three piece suite to include, a pedestal hand was basin, W.C and quadrant cubicle with thermostatic shower. Extractor fan and a double radiator. Obscured window to the front aspect.	7'2 x 6'2 (2.18m x 1.88m)
<b>BEDROOM TWO</b> Fitted carpet, window to rear aspect and a double radiator.	12'3 max x 9'1 (3.73m max x 2.77m)
<b>BEDROOM THREE</b> Fitted carpet, double radiator and window to rear aspect.	9'6 x 8'11 (2.90m x 2.72m)

**FRONT GARDEN**  
Mainly laid to gravel with ample parking.

**REAR GARDEN**  
Fully enclosed well maintained, mainly laid to lawn with patio and field views to the rear. Wooden shed.

**IMPORTANT INFORMATION**  
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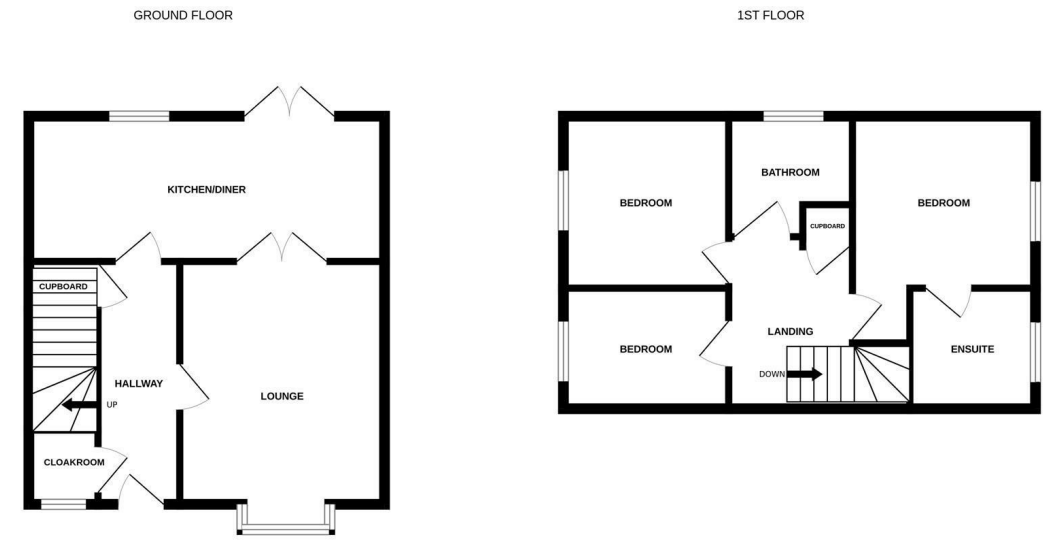
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**MONEY LAUNDERING:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Situated on Smeeth Road in the charming village of Marshland St. James, this immaculately presented semi-detached house offers a delightful blend of modern living and comfort. Built in 2019, the property boasts a bright and spacious kitchen diner, perfect for family gatherings and entertaining guests. The flowing layout enhances the sense of space, making it an inviting home for both relaxation and socialising. With three well-proportioned bedrooms, including a ensuite to the master bedroom. This residence provides ample accommodation for families or those seeking extra space. The two bathrooms ensure convenience for all, while the underfloor heating downstairs adds a touch of luxury and warmth during the colder months. The skimmed ceilings throughout the home contribute to its contemporary feel, creating a light and airy atmosphere. Outside, the well-maintained garden serves as a perfect retreat for outdoor entertaining or simply enjoying the fresh air. Additionally, the property offers parking for multiple vehicles, ensuring ease of access. This home is not just a property; it is a lifestyle choice, combining modern amenities with a welcoming environment. Whether you are a first-time buyer or looking to downsize, this semi-detached house on Smeeth Road is a wonderful opportunity not to be missed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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