





**Moyses Bank, Marshland St. James Wisbech PE14 8HD**

william h brown

*Welcome to*

# Moyses Bank, Marshland St. James Wisbech

Moyses Bank is an immaculately presented and established semi-detached home, occupying a delightful rural position with open field views all around. Offering spacious and versatile accommodation throughout, the property features two generous double bedrooms, two well-proportioned reception rooms, a beautifully refitted kitchen with a dedicated utility area, and a stylish refitted four-piece family bathroom. Externally, the property is approached via electric gated access, leading to an extensive driveway that provides ample off-road parking. Further benefits include an oversized single garage with electric door, together with a useful workshop, making it ideal for those requiring additional storage or workspace. Combining modern improvements with a peaceful countryside setting, this exceptional home is perfectly suited to buyers seeking a high-quality property in a desirable rural location. Early viewing is highly recommended. 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.



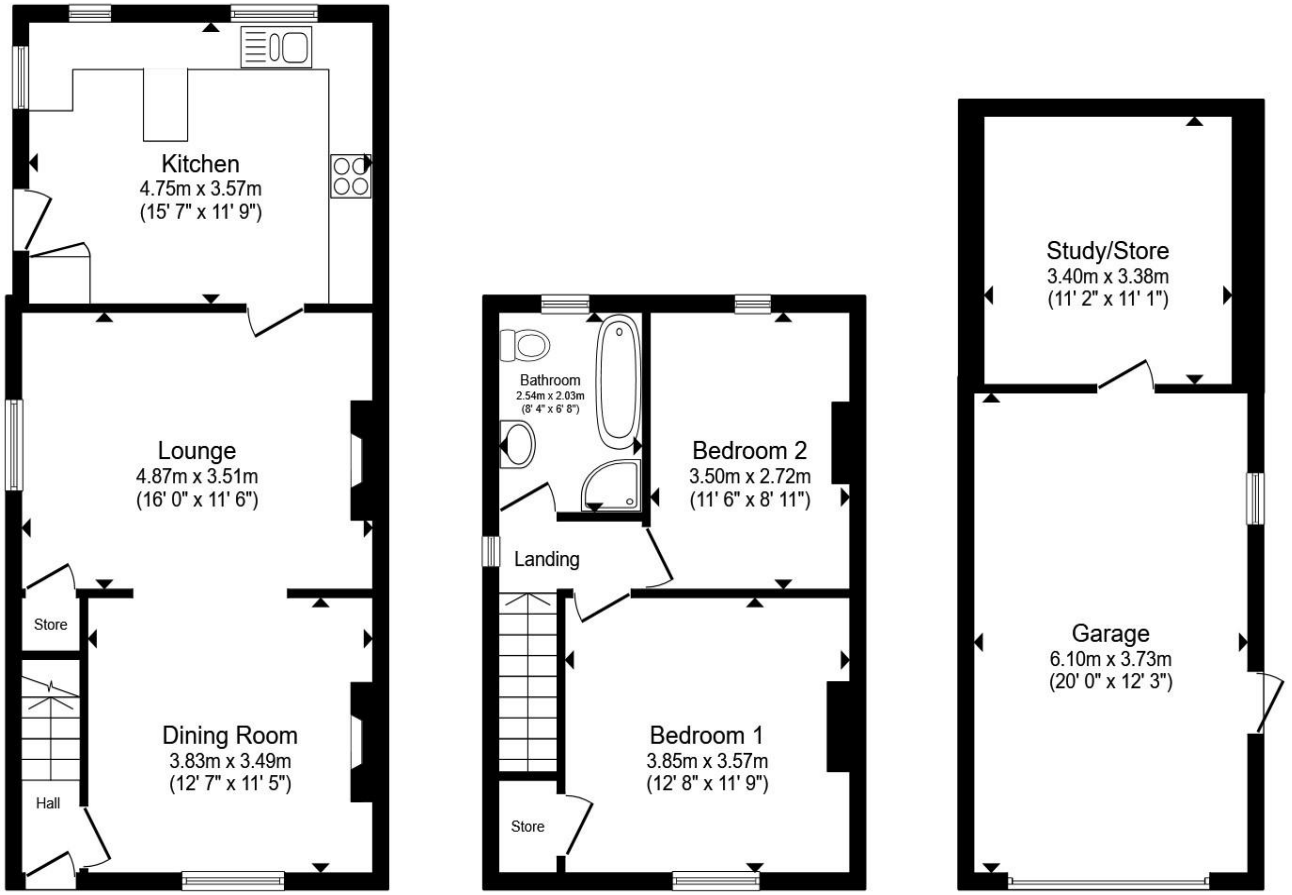













Total floor area 108.1 m² (1,163 sq.ft.) approx

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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**Entrance Hall**

**Lounge**

**Dining Room**

**Kitchen**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Garage**

**Workshop**

**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'

*Welcome to*

# Moyses Bank, Marshland St. James Wisbech

- Established semi-detached house
- Two double bedrooms and two receptions
- Refitted kitchen and bathroom
- Rural location with open field views
- Immaculately presented throughout

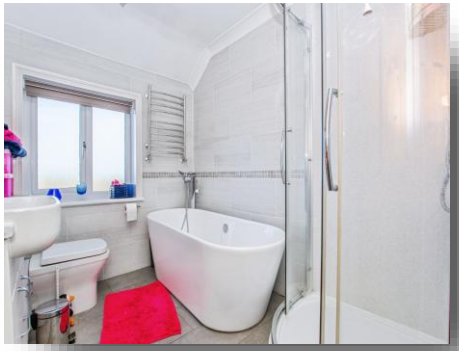
Tenure: Freehold EPC Rating: C
Council Tax Band: B

**Directions to this property:**

From Wisbech town centre Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue over the A47 and proceed along bearing left signposted Emneth. Continue past the church on the left hand side and upon entering the village bear right and then immediately left into Hungate Road. Travel to the bottom and take a left hand turning and then turn immediately right into Moyses Bank. Continue along for approximately 0.6 miles where the property is on the left hand side. Look out for our board!

offers over

## £240,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/WSB129085

The Property Ombudsman

Property Ref:
WSB129085 - 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.

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