



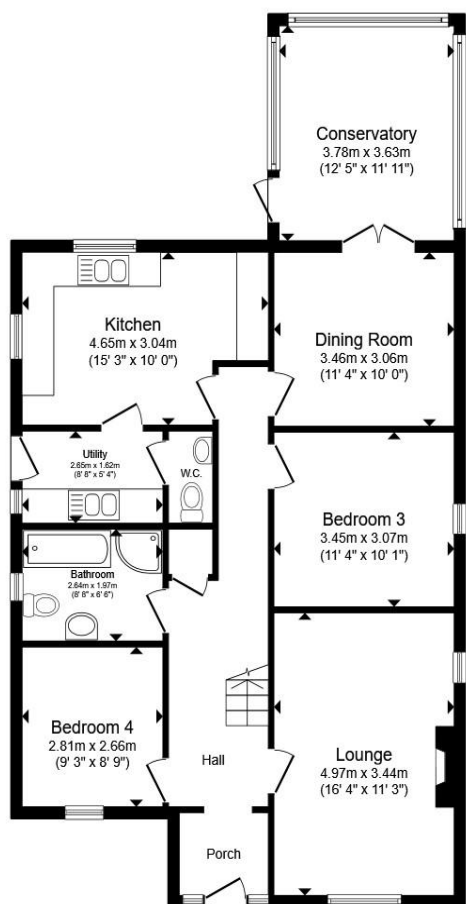
Smeeth Road, Marshland St. James, Wisbech, PE14 8JF

Welcome to

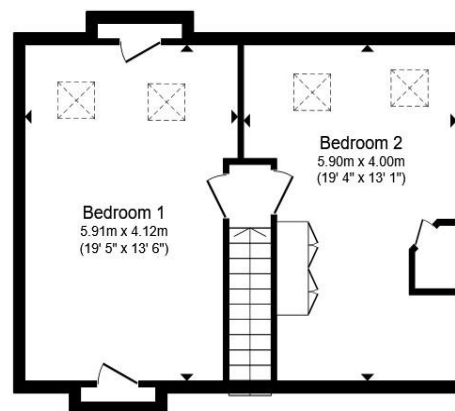
Smeeth Road, Marshland St. James, Wisbech

Occupying a generous plot approaching 0.9 acres (S.T.S.), this modern detached chalet bungalow offers spacious and highly versatile accommodation within a desirable non-estate village location. The property is available with the added advantage of no onward chain. The flexible layout provides four/five bedrooms, allowing buyers to tailor the space to suit their needs - whether for larger family living, guest accommodation or home working. A comfortable 16' lounge forms the heart of the home, complemented by a conservatory overlooking the garden, creating additional reception space ideal for relaxing or entertaining. The property further benefits from a useful utility room and a downstairs cloakroom, enhancing practicality for busy households. Externally, the substantial grounds offer tremendous potential and outdoor space rarely available with modern homes. There is multi-vehicle off-road parking together with a detached single garage, providing ample parking and storage. Offering flexibility, space both inside and out, and a sought-after village setting, this is an excellent opportunity for buyers seeking room to grow. 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





Ground Floor



First Floor

Total floor area 149.2 m² (1,606 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



Entrance Hall

Lounge

Kitchen

Utility Room

Downstairs Cloakroom

Conservatory

Bedroom Three

Bedroom Four

Study/Bedroom Five

Ground Floor Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Detached Garage

Agents Note

Heating to the property is served by Oil Heating. Please contact the branch for more details'

'Waste from the property is served by Septic Tank. Contact the branch for more details'

Welcome to

Smeeth Road, Marshland St. James, Wisbech

- Modern detached chalet bungalow
- Four/five bedrooms
- Plot approaching 0.9 acres (S.T.S.)
- Non-estate village location
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128532



Property Ref:
WSB128532 - 0004

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.

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Head out of Wisbech and at the roundabout with the A47 take the second exit signposted Marshland St James. Continue along and at the "T" junction turn right and follow the road along for approximately 1.5 miles and then turn left onto Smeeth Road where the property will be found on your right hand side.



william h brown



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