



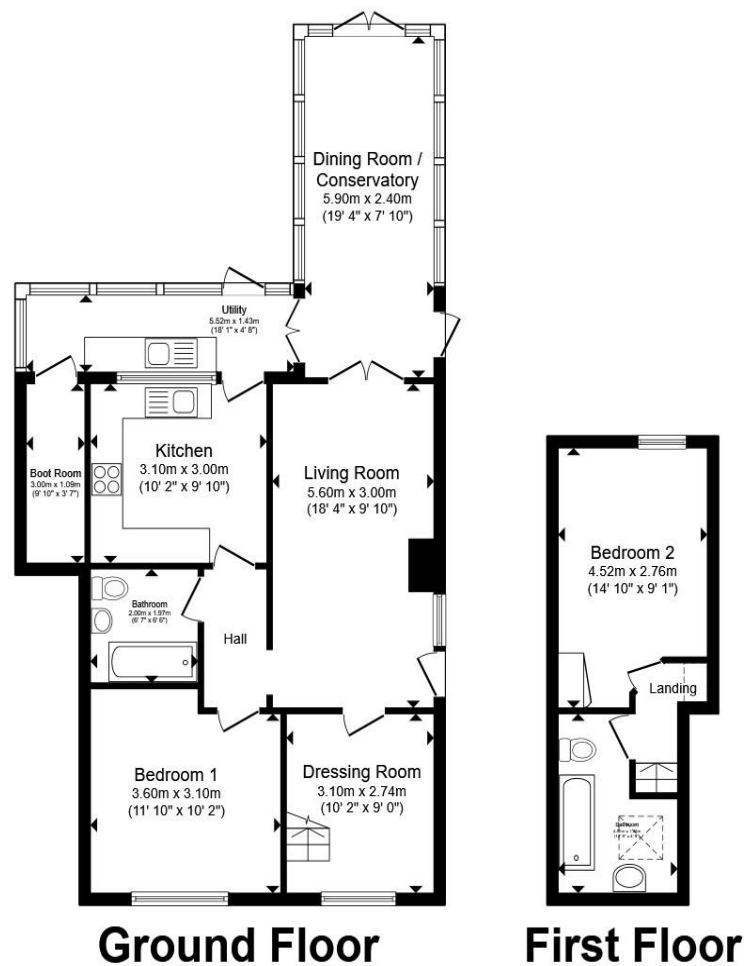
**Smeech Road, Marshland St. James Wisbech PE14 8JF**

## Welcome to

### Smeeth Road, Marshland St. James Wisbech

The property features two double bedrooms, a versatile dressing room which could easily serve as a study or home office, and two bathrooms, providing both comfort and practicality. Additional benefits include a bright conservatory/dining room, a useful utility room, PVCu double glazing, and oil-fired central heating, along with off-road parking. A standout feature of this home is its position directly backing onto a livery yard, offering a fantastic opportunity for those with equestrian interests. Whether you already own horses or are looking to enjoy equestrian facilities close to home, the immediate proximity provides both convenience and lifestyle appeal, with easy access to stabling and riding without the need for travel. Viewing is highly recommended to fully appreciate the setting, flexibility, and unique lifestyle opportunity on offer.





**Living Room**

**Dining Room**

**Kitchen**

**Conservatory**

**Boot Room**

**Bedroom One**

**Dressing Room**

**Bathroom**

**First Floor:**

**Bedroom Two**

**Bathroom**

**Agents Note:**

'There is a easement on the title, please enquire with the branch' - Shared driveway.

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

Total floor area 101.5 m<sup>2</sup> (1,093 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](http://www.propertybox.io)

**Welcome to**

**Smeeth Road, Marshland St. James  
Wisbech**

- DETACHED CHALET
- DRIVEWAY PARKING
- EQUESTRIAN FACILITIES TO THE REAR
- TWO RECEPTION ROOMS
- LOW MAINTENANCE PROPERTY

Tenure: Freehold EPC Rating: E

Council Tax Band: C

**£230,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128719](http://williamhbrown.co.uk/Property/WSB128719)



Property Ref:  
WSB128719 - 0003

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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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