



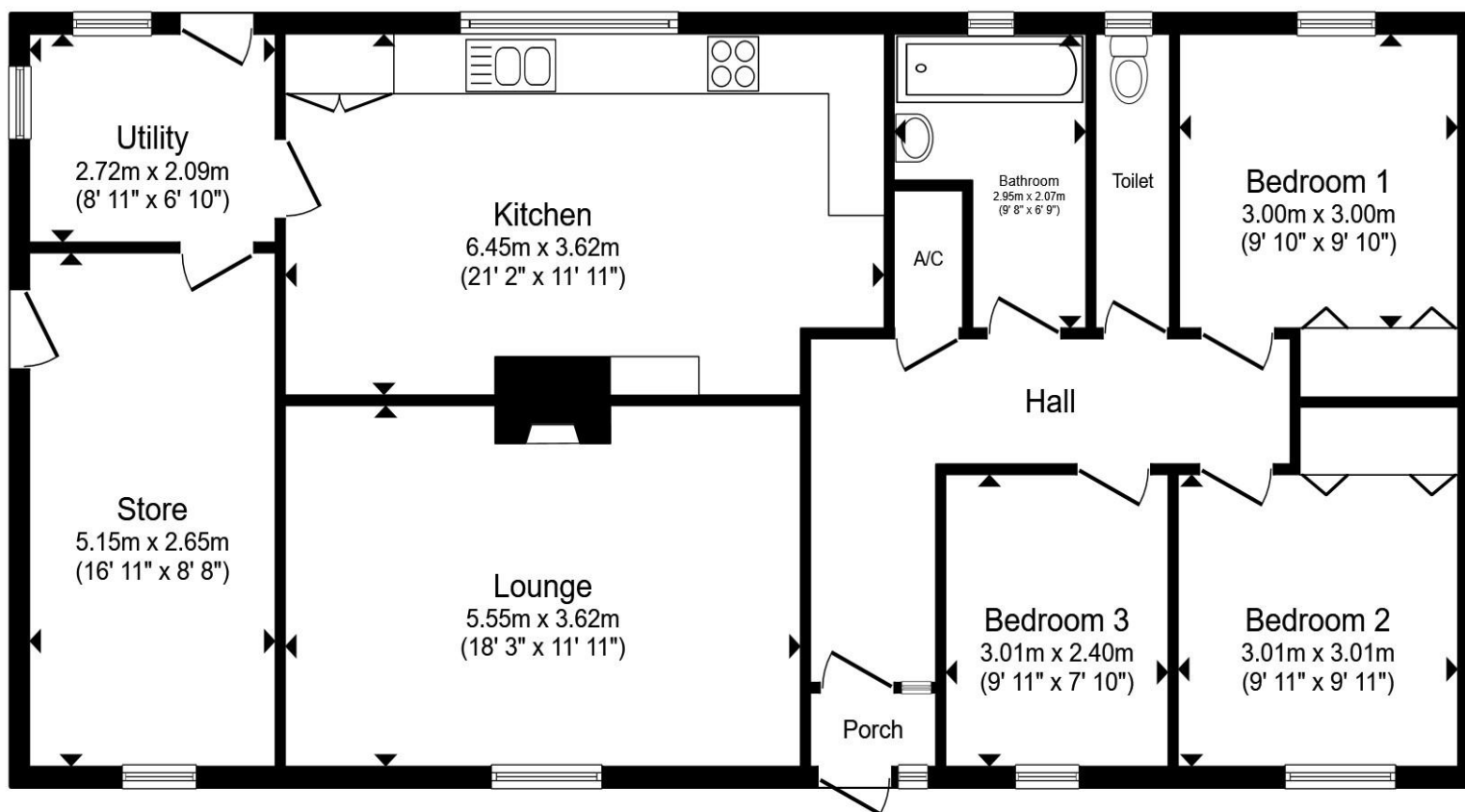
Smeeth Road, Marshland St. James Wisbech PE14 8EP

Welcome to

Smeeth Road, Marshland St. James Wisbech

Set within a non-estate location on a total plot of approximately 1.25 acres (S.T.S.), this established detached bungalow offers spacious accommodation and exceptional outdoor space, all with the added benefit of no onward chain. The property provides three well-proportioned bedrooms, together with a generous 18' lounge, creating a comfortable space for relaxing and entertaining. At the heart of the home is the impressive 21' kitchen/dining room, offering ample room for family meals and social gatherings. A versatile home office/playroom provides additional flexible accommodation, ideal for remote working, hobbies or a children's playroom. Externally, the substantial plot offers endless potential for those seeking space to enjoy the outdoors, subject to any necessary consents. The peaceful non-estate setting further enhances the property's appeal, providing a wonderful balance of privacy and accessibility. Offering generous living accommodation, a sizeable plot and a sought-after location, this is a fantastic opportunity to acquire a detached bungalow with plenty of scope and versatility. 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

Kitchen/Dining Room

Utility Room

Office/Playroom

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Seperate Wc

Agents Notes:

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

Total floor area 111.5 m² (1,200 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
- 21' kitchen/dining room
- 1.25 acre plot (S.T.S.)
- No onward chain

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

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128923



Property Ref:
WSB128923 - 0002

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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