



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

welcome to

Smeeth Road, Marshland St. James, Wisbech

Well presented two bedroom semi-detached bungalow in the popular village of Marshland St James. With ample off road parking, for multiple vehicles, on the driveway and fully enclosed rear garden.



Accommodation

Entrance Hall

Radiator, access to roof space, airing cupboard housing hot water cylinder and slatted shelving.

Lounge

10' 10" x 14' 11" (3.30m x 4.55m)

UPVC double glazed sliding patio doors to rear, radiator, television point.

Kitchen

11' 10" x 7' 10" (3.61m x 2.39m)

Units at base and wall level, worktop surface over, oven, hob, cooker hood, tiled splash backs, wall mounted oil boiler, stainless steel sink with mixer tap over, UPVC double glazed window to front aspect, radiator.

Bedroom One

12' x 10' 10" (3.66m x 3.30m)

UPVC double glazed window, radiator, television point.

Bedroom Two

11' 11" x 8' 6" (3.63m x 2.59m)

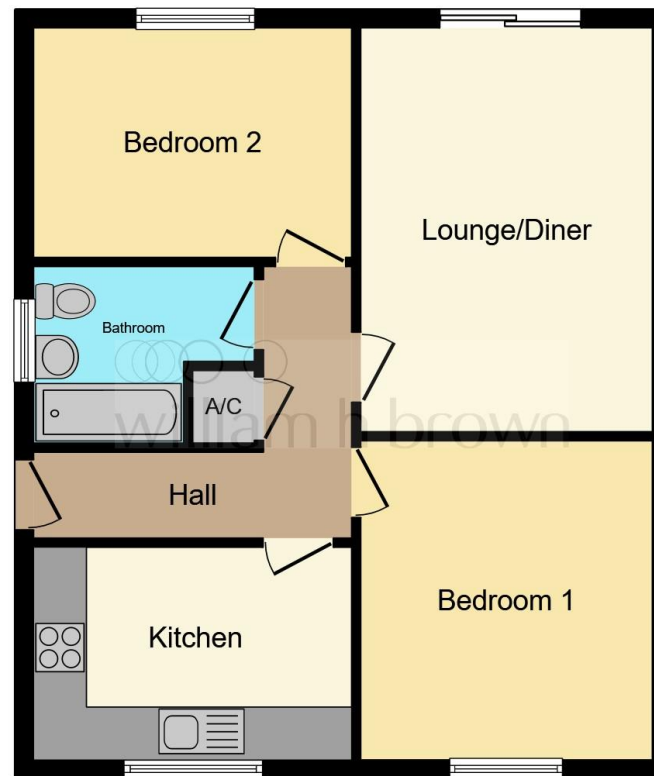
UPVC double glazed window, radiator, television point.

Bathroom

Suite comprising P-shaped bath with electric shower over, shower screen, mixer tap, low level WC, pedestal hand wash basin, extensive tiled splash backs, UPVC double glazed window, shaver socket, extractor, radiator.

Outside

To the front of the property there is a lawned area and an extensive gravelled driveway providing parking to the front and side, there is a gate giving access to the rear garden which is mainly laid to lawn with a paved patio



Total floor area 58.0 sq.m. (624 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



check out more properties at williamhbrown.co.uk



welcome to

Smeeth Road, Marshland St. James, Wisbech

- Semi Detached Bungalow
- Two Bedrooms
- Village Location
- Driveway Parking for Multiple Vehicles
- Enclosed Lawned Rear Garden with Patio

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£240,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
KLN120091 - 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.



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30
1ES



williamhbrown.co.uk