



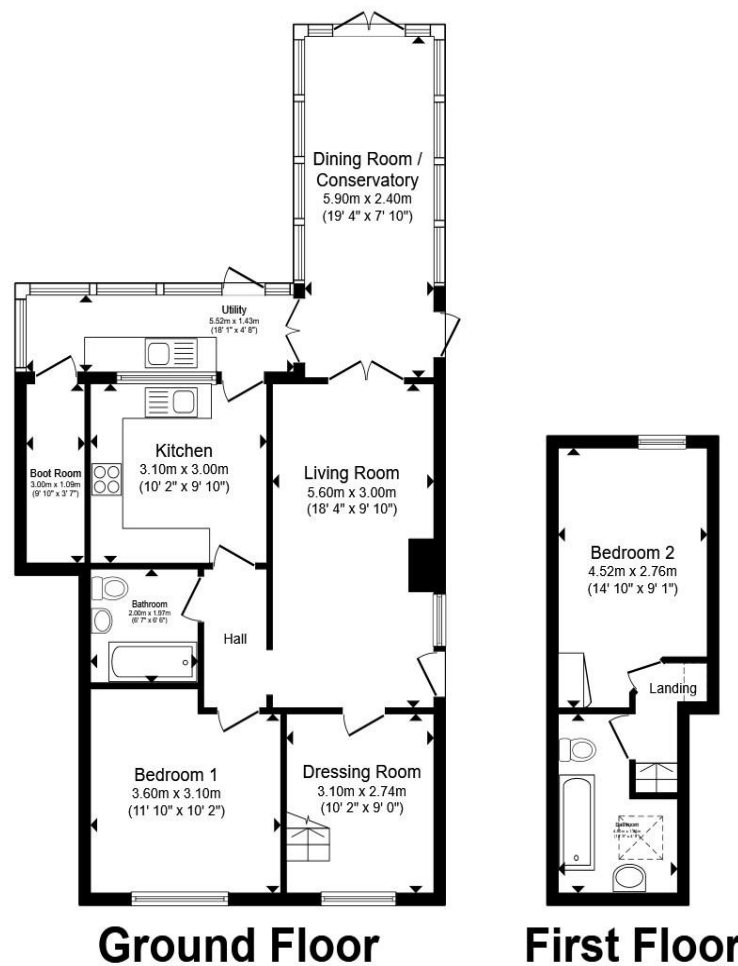
**Smeeth Road, Marshland St. James, Wisbech, PE14 8JF**

## 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. 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





**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

**£220,000**



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 - 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.



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