



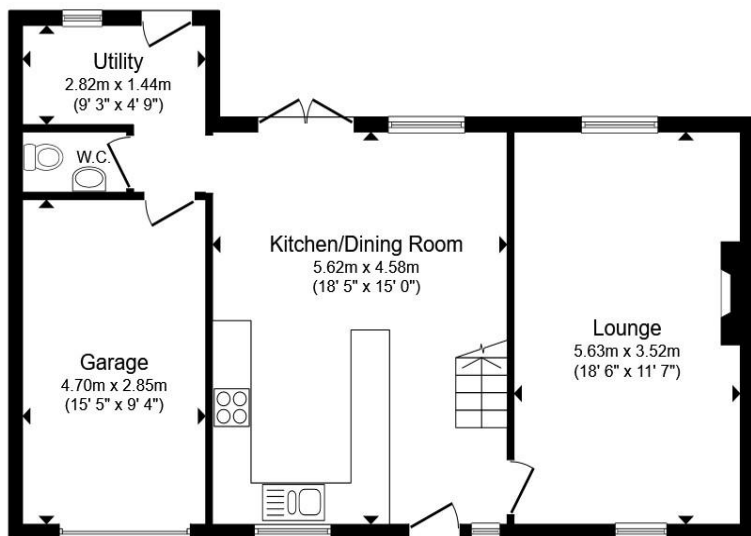
Smeeth Road, Marshland St. James Wisbech PE14 8JB

Welcome to

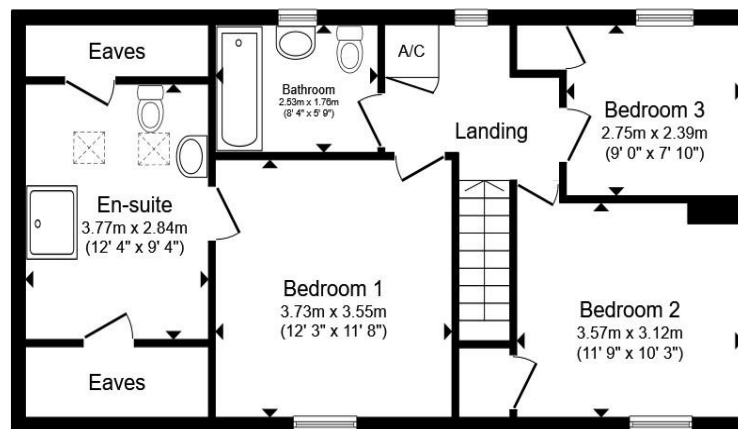
Smeeth Road, Marshland St. James Wisbech

Offered with the benefit of no onward chain, this impressive modern detached house occupies a desirable non-estate location and provides spacious, well-planned accommodation ideal for modern family living. The property features three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite, providing a comfortable and private retreat. The heart of the home is the impressive 18' modern kitchen/dining room, offering a stylish and sociable space for family meals and entertaining. A useful utility room provides additional practical space for laundry and household appliances, while the downstairs cloakroom adds further convenience to the ground floor. Externally, the property benefits from a single garage together with multi-vehicle off-road parking, providing excellent provision for vehicles, guests and storage. The non-estate position further enhances the property's appeal, while the absence of an onward chain provides a straightforward opportunity for those looking to move without the complications of an existing property chain. 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

Entrance Hall

Lounge

Kitchen/Dining Room

Utility Room

Downstairs Cloakroom

First Floor Landing

Master Bedroom

En-Suite

Bedroom Two

Bedroom Three

Family Bathroom

Garage

Agents Note:

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

Total floor area 125.9 m² (1,356 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

- Modern detached house
- Three bedrooms with en-suite to master
- Utility and cloakroom
- Non-estate village location
- No onward chain

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

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128458



Property Ref:
WSB128458 - 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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