



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

## Welcome to

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

Recent upgrades include a new kitchen and bathroom as well as a workshop/garden shed and an electric garage door. The accommodation is spacious and consists 2 large double bedrooms, en-suite, family bathroom, NEW kitchen, NEW utility, lounge/diner and sun lounge. Outside the property has parking for several vehicles, garage with electric door and gardens. For buyers with an eye on living costs, the property comes with solar panels that are owned and will be included in the sale. All windows and doors were replaced in 2023. Viewings recommended to appreciate size of accommodation. 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.





## Entrance Hall

## Lounge/Diner

22' 2" x 12' 8" ( 6.76m x 3.86m )

## Sun Lounge

13' x 9' 10" ( 3.96m x 3.00m )

## Kitchen

12' 8" x 11' 10" ( 3.86m x 3.61m )

## Utility Room

8' 10" x 7' 10" ( 2.69m x 2.39m )

## Bedroom 1

15' 11" inc fitted wardrobes x 12' 6" ( 4.85m inc fitted wardrobes x 3.81m )

## En-Suite

## Bedroom 2

13' 3" x 9' 2" Max ( 4.04m x 2.79m Max )

## Family Bathroom

## Outside

## Detached Garage

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.focalagent.com](http://www.focalagent.com)

## Welcome to

## Smeeth Road, Marshland St. James, Wisbech

- Spacious Detached Bungalow
- 2 Large Double Bedrooms
- En-Suite to Bedroom 1
- 2 Reception Rooms
- Replaced Kitchen and Bathroom
- Detached Garage and Gardens
- Solar Panels

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

# £290,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB126445](https://williamhbrown.co.uk/Property/WSB126445)



Property Ref:  
WSB126445 - 0011

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.



**william h brown**



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**