

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



Lounge



Kitchen/Diner



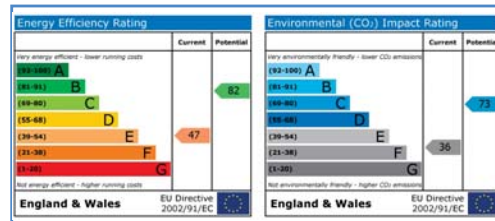
Conservatory



Bedroom One



Garden



Energy Performance Certificate

Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

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FOR SALE



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

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Ground Floor

Hallway

Front entrance door, single radiator, coving to textured ceiling, door leading to:

Lounge 5.02m (16'5") x 3.59m (11'9")

UPVC double glazed window to front, single radiator, coving to ceiling, open fireplace with sandstone surround, open plan design leading to:

Kitchen/Diner 6.09m (20') max x 3.23m (10'7") max

Fitted with a matching range of base and eye level units with worktop space over cupboards with drawers, 1+1/2 bowl, ceramic sink with mixer tap, space for fridge/freezer, dishwasher, washing machine and cooker, two uPVC double glazed windows to rear, single radiator, ceramic tiled flooring, coving to textured ceiling with ceiling lights, door leading to:

Conservatory 4.19m (13'9") x 3.00m (9'10")

Windows surround, tiled flooring, double doors leading into the garden.

Bedroom 1 3.59m (11'8") x 3.48m (11'5")

UPVC double glazed window to front, single radiator, coving to textured ceiling.

Bedroom 2 3.48m (11'5") x 3.23m (10'8")

UPVC double glazed window to rear, single radiator, coving to textured ceiling.

Bedroom 3 2.61m (8'7") x 2.30m (7'7")

UPVC double glazed window to front, coving to textured ceiling.

WC

UPVC frosted double glazed window to rear, WC, tiled splashbacks.

Bathroom

Fitted with a two piece suite, comprising a bath with a shower over and glass screen, pedestal wash hand basin and, half tiled, uPVC frosted double glazed window to rear, single radiator, coving to textured ceiling.

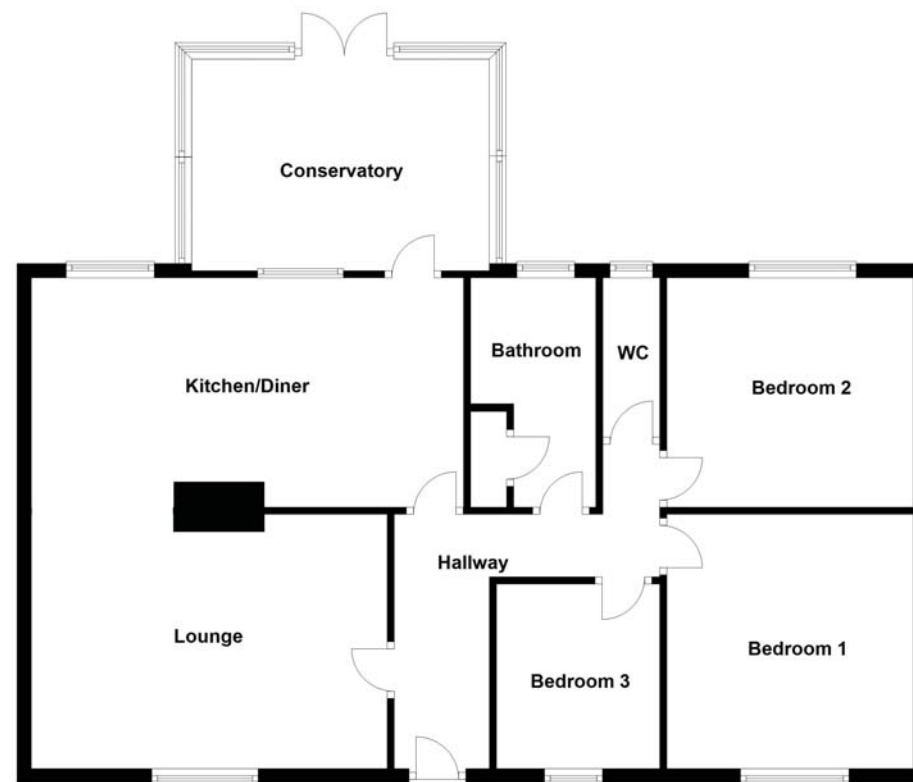
Outside

Generously sized front, mainly laid to gravel, leading to the garage, greenery to side with gated access to the rear. Enclosed rear garden with a lawn and patio area, comprising mixed plants and trees, outside lighting and a garden tap.

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Floorplan



- To arrange a viewing, please call us 01733 202525 -