



Rutland Way, Manea March  
**OIEO £200,000 Freehold**

**Sharman  
Quinney**



# Key Features



- No Chain
- Semi Detached Bungalow
- 2 Double bedrooms
- Gardens front and Rear
- Oil fired Central heating

Side entrance

Lounge- 5.08m x 3.80m Fireplace, Double glazed window to front, Radiator

Kitchen - 3.8m x 3.61m Having a range of base units, 2 Built in storage cupboards, Airing cupboard Oil fired Boiler, Double glazed window to rear, door to inner lobby

Inner Lobby - Door to garden

Storage/ Office - 3.74m x 1.72m Double glazed window and door to side

Bedroom 1 - 3.52m x 3.29m Double glazed window to front, Radiator,

Bedroom 2 - 3.95m x 2.6m Double glazed

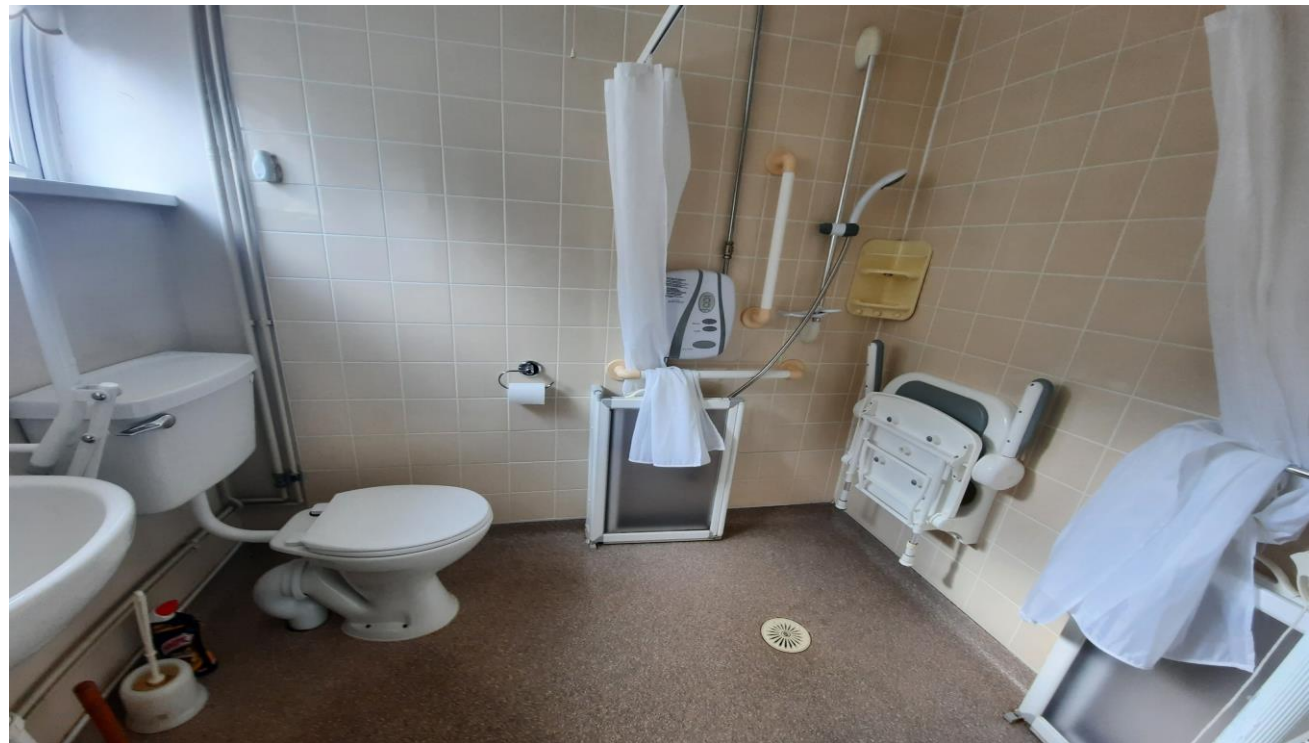


window to rear, Radiator

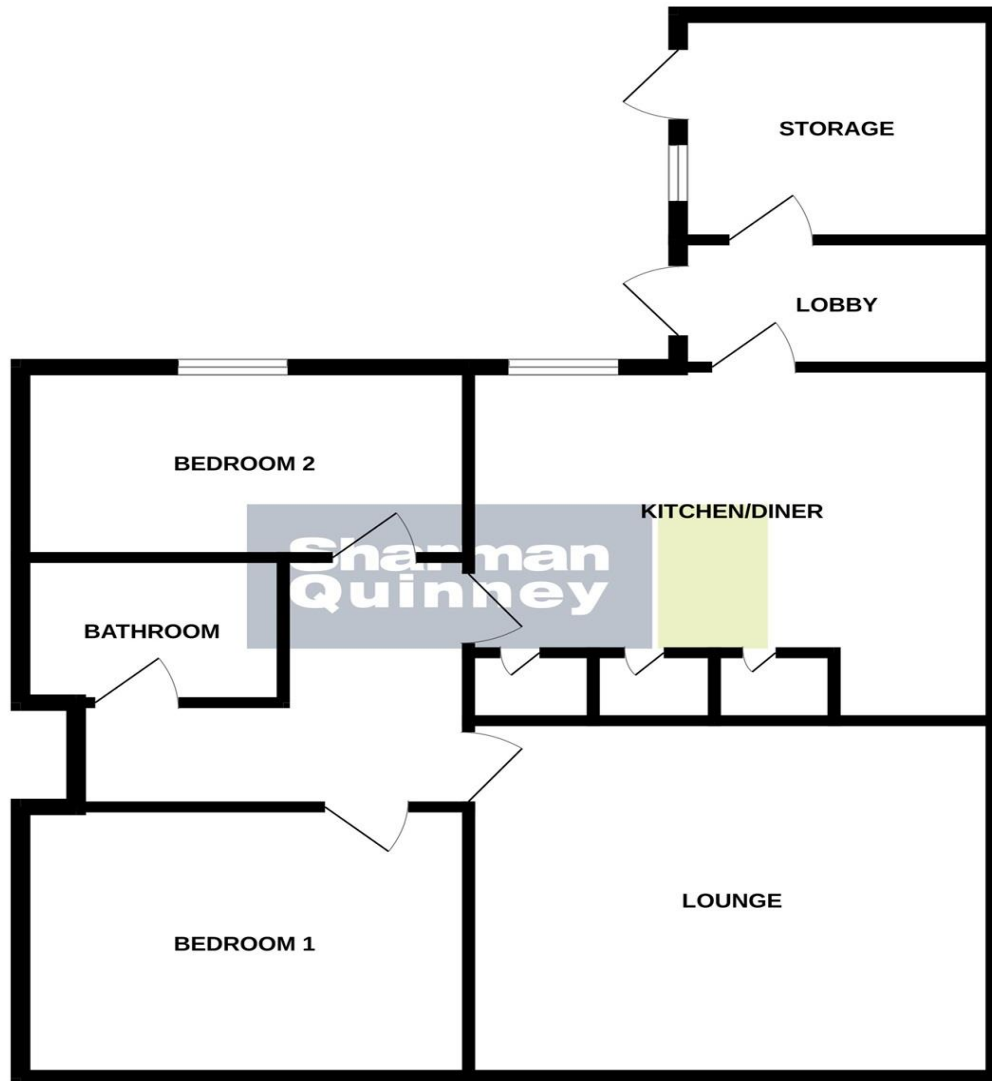
Wet Room - With Shower, Low level WC and wash hand basin

Outside - There is a lawn to the front of the property with path leading to the rear garden which is laid to lawn, Rear Gated access to parking area

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



GROUND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view this property call Sharman Quinney on:  
**01354 694021**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 694021

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CHA100901 - 0005

