



Charlemont Drive, Manea March  
**£425,000** Freehold

**Sharman  
Quinney**

# Key Features



- NO ONWARD CHAIN
- 4 double bedrooms
- Large Plot
- Garage & Workshop
- Ample Off Road Parking

Entrance Hall leading to...

Lounge - 6.77m x 3.62m (22'2" x 11'8")

Dining Room - 4.31m x 2.71m (14'1" x 8'8")

Kitchen - 4.89m x 3.10m (16'0" x 10'1")

W/C - 1.13m x 0.85m (3'7" x 2'7")

Upstairs...

Bedroom 1 - 3.86m x 3.65m (12'6" x 11'9")

En-suite - 2.18m x 3.65m (7'1" x 11'9")

Bedroom 2- 3.64m x 3.44m (11'9" x 11'2")

Bedroom 3- 3.38m x 2.18m (11'0" x 7'1")



Bedroom 4- 2.85m x 2.38m (9'3" x 7'8")

Bathroom - 2.15m x 2.01 (7'0" x 6'5")

Outside...

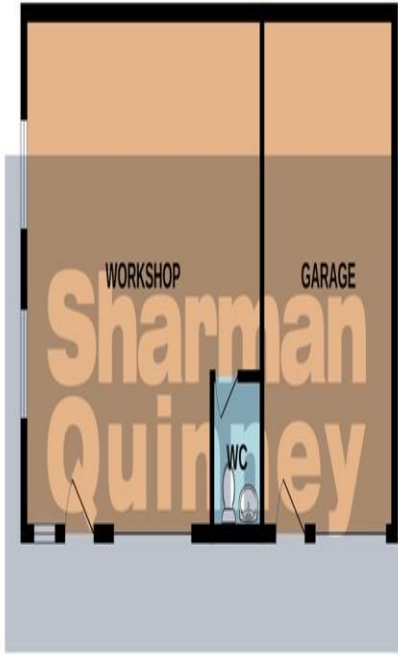
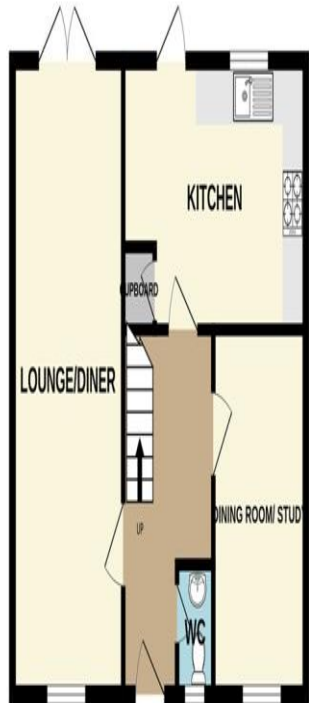
Garage - 5.64m x 4.31m (18'5" x 14'1")

Workshop - 8.41m x 6.40 (27'5" x 20'0")

W/C - 2.05m x 1.62 (6'7" x 5'3")



GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1491 sq.ft. (138.5 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 661166**

# Selling your property?

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

 01354 661166

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