



Edwards Way, Manea March
£190,000 Freehold

**Sharma
Quinney**

Key Features



- No Onward Chain!
- Multiple Reception Rooms!
- Off Road Parking!
- Private and Enclosed Rear Garden!
- Easy Access to Local Amenities!

Ground Floor

Entrance Hall -

Composite front door, vinyl flooring and stairs leading to the first floor.

Lounge/Diner - 4.8m x 3.6m (15'9" x 11'11")

Double glazed window to front, smart electric storage heater with Wi-Fi accessibility and app controlled, vinyl flooring and under stairs cupboard.

Family Room - 4.5m x 2.2m (15'0" x 7'3")

Double glazed window to front and to rear plus door into garden, loft hatch, smart electric storage heater with Wi-Fi accessibility and app controlled, laminate flooring.



Kitchen/Breakfast Room - 3.6m x 2.4m (11'10" x 8'0")

Double glazed window to rear, and door out into garden, fitted with a range of base and wall units in a shaker style, breakfast bar, stainless steel sink with tiled splashbacks, integrated electric oven with hob and overhead extractor fan, plumbing for washing machine, space for fridge/freezer, electric storage and convector heater and vinyl flooring.

First Floor

Landing -

Fitted carpet and storage cupboard.

Bedroom One - 3.1m x 2.6m (10'5" x 8'10")

Fitted carpet, double glazed window to front, built in wardrobe, 3-year-old programmable wall heater.

Bedroom Two - 3.3m x 1.9m (10'10" x 6'4")

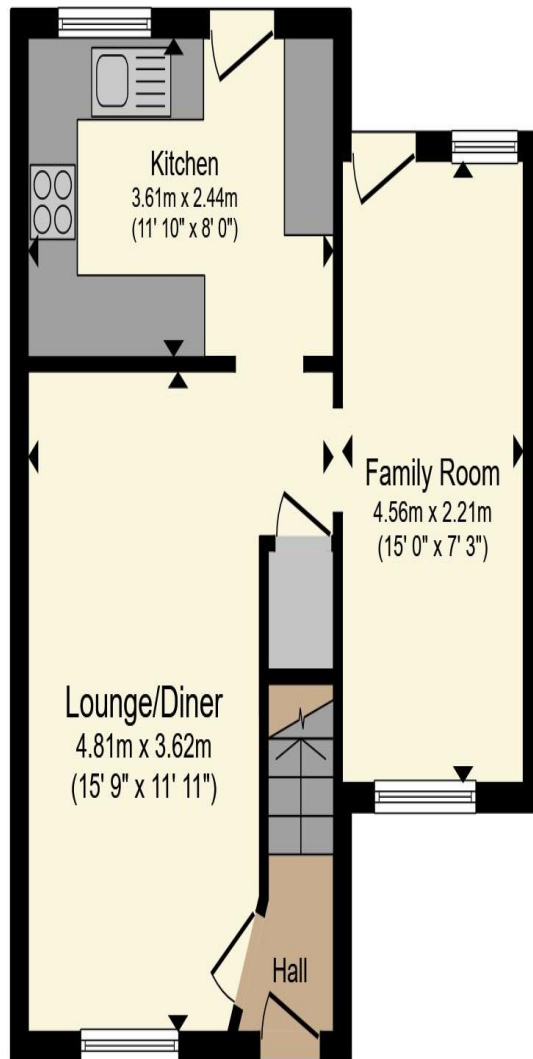
Fitted carpet, double glazed window to rear, built in wardrobe, 3-year-old programmable wall heater.

Bathroom - 2.3m x 1.5m (7'8" x 5'2")

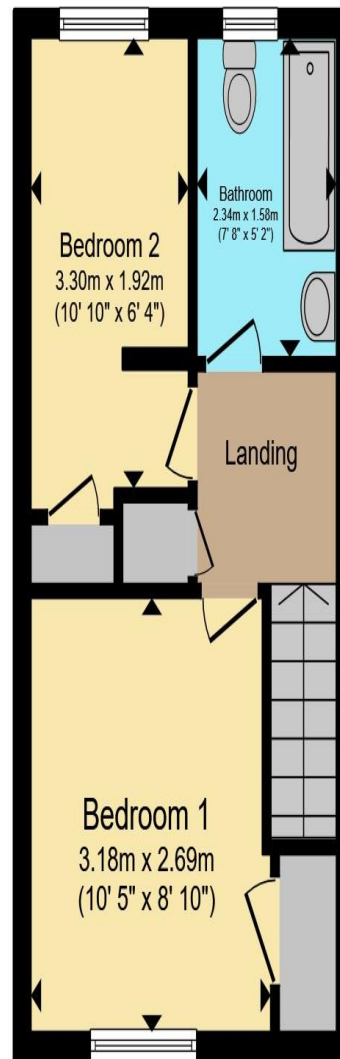
Double glazed window to rear, vinyl flooring, partly tiled walls, fitted with a three-piece suite comprising of a panelled bath with overhead power shower and glass screen, wash hand basin and low-rise WC.

Outside -





Ground Floor



First Floor

Total floor area 64.7 m² (697 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

**Sharman
Quinney**

The front of the property offers off road parking via a partly paved and gravelled driveway; a side gate allows access into the rear garden. The rear garden is mostly laid to lawn with a patio and is fully enclosed.

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

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

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: MRC206812 - 0003

