



## Bedford View, Manea, March, Cambs, PE15 0US

New Build - Finished To A High Specification - Detached House - 3 Bedrooms - Open Plan Kitchen/Lounge/Diner - Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway - No Upward Chain - Call To View (01354) 696700

**£279,500**



## Ground Floor

### Entrance Hall

Double glazed window to front, single radiator and stairs leading to the first floor.

### Open Plan

Kitchen/Lounge/Dining Room 6.45m (21'6") x 7.61m (24'9") max

Fitted with a matching base and eye level units with worktop space over, composite sink, built-in fridge/freezer, dishwasher and washing machine, built-in oven, built-in hob, double glazed window to rear, double glazed window to front and two single radiator.

## WC

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, heated towel rail, tiled flooring.

## First Floor

### Landing

Single radiator.

### Bedroom 1

4.10m (13'4") x 3.10 (10'1") max  
Double glazed window to front and single radiator.

### Bedroom 2

4.31m (14'1") x 2.23m (7'3")  
Double glazed window to rear and single radiator.

## Bedroom 3 3.18m (10'4") x 3.11m (10'2") max

Double glazed window to rear and single radiator.

## Bathroom/Shower Room

Fitted with four piece suite comprising shower cubicle, panell bath, wash hand basin and low-level WC tiled splashback and tiled flooring.

## Outside

This property has a blocked pave drive to the front and a low maintenance front garden which is laid to lawn. To the side there is access to the rear garden which is laid to lawn and there is also a gravel area to the side.

10 year structural warranty.

EPC- Rating B



Call to arrange a viewing **01354 696700**

**T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

