



High Street, Manea, March, Cambs, PE15 0JA

Village Location - Some Updating Required - Detached House - 2 Bedrooms - Kitchen, Lounge & Diner - Bathroom & En-Suite - Store - Enclosed Front & Rear Gardens - Call To View - (01354) 696700

£165,000



Ground Floor

Entrance Hall

Double glazed entrance door, under-stairs storage cupboard, electric storage heater, stairs to first floor.

Kitchen

2.75m (9') x 2.49m (8'2")
Matching base and eye level units with worktop space over, stainless steel sink, built-in eye level electric double oven, built-in four ring electric hob, double glazed window to rear, radiator, vinyl flooring, door to pantry and store.

Lounge

3.76m (12'4") x 3.36m (11')
Double glazed window to front and fireplace.

Dining Room

4.94m (16'2") x 2.15m (7'1") max
Double glazed bay window to rear and fireplace.

Bathroom

Fitted with three piece coloured suite comprising panelled bath, pedestal wash hand basin and WC, double glazed window to rear, storage cupboard, radiator, wall mounted electric heater.

Pantry

2.45m (8') x 2.00m (6'7")
Double glazed window to front and shelving.

Store

5.43m (17'10") x 3.94m (12'9") max
Window to front, window to rear, electric storage heater, glazed entrance door. Fitted with shelving as was previously used as a shop.

Conservatory

Brick and double glazed construction, door to rear garden and vinyl flooring.

First Floor

Landing

Double glazed window to front, doors to:

Bedroom 1

3.33m (10'11") x 3.33m (10'11") max
Double glazed window to front.

En-suite

Fitted with two piece suite comprising wash hand basin with base cupboard and storage under, tiled splashbacks and WC, double glazed window to rear, airing cupboard with, hot water tank and storage cupboard.

Bedroom 2

2.78m (9'1") x 2.15m (7'1")
Double glazed window to rear.

Outside

The property has a gated front garden and a side gate which gives access to the enclosed rear garden which is mainly laid to lawn with small patio area, three timber sheds, greenhouse, trees and shrubs.

EPC Rating - TBC



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.