



## Station Road, Manea, March, PE15 0HG

Popular Village - Well Presented - End Terraced House - 2 Bedrooms - Lounge & Kitchen/Breakfast Room - Jack & Jill Bathroom & Ground Floor WC - Off Road Parking - No Upward Chain - Call to View (01354) 696700

**£185,000**



#### Ground Floor

**Entrance**  
Side double glazed entrance door, doors to:

**Kitchen/Breakfast Room**  
3.83m (12'7") x 2.79m (9'2")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, built-in, electric fan assisted oven, built-in ceramic hob with pull out extractor hood over, built-in microwave, double glazed window to rear, electric heater, laminate flooring, ceiling spotlights, double glazed double doors to garden.

**Lounge**  
3.83m (12'7") x 2.97m (9'9")  
Double glazed bay window to front, fireplace, electric heater, and laminate flooring.

#### WC

Fitted with a two-piece suite comprising wash hand basin and low level WC and part tiled walls.

#### First Floor

**Bedroom 1**  
3.83m (12'7") x 2.96m (9'9")  
Double glazed window to front, electric heater, door to Jack and Jill bathroom.

**Bedroom 2**  
3.00m (9'10") x 2.47m (8'1")  
Double glazed window to rear and electric heater and door to Jack and Jill bathroom.

**Bathroom**  
Fitted with three-piece suite comprising panelled bath with hand shower attachment and glass screen, wash hand basin and low-level WC, part tiled walls, heated towel rail, double glazed window to side and tiled flooring, door to:

#### Outside

There is off road parking to the front and rear of the property. The enclosed rear garden had a decking area with artificial grass and countryside views.

EPC Rating: D

Please Note;  
In accordance with Section 21, the purchaser of the property is related to a member of staff of T Payne & Co



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.