



30 Glebe Close, Manea, March, Cambs, PE15 0LR

Village Location - Semi Detached House - 3 Bedrooms - Kitchen/ Breakfast Room & Utility - Lounge - Shower Room & Ground Floor WC - Enclosed Rear Garden - Driveway - No Upward Chain - Call To View (01354) 696700

£230,000



Ground Floor

Utility

3.44m (11'2") x 2.40m (7'8")
Plumbing for washing machine, space for tumble dryer, two windows to side and tiled flooring.

Hallway

Window to rear, tiled flooring and stairs leading to the first floor.

WC

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, tiled flooring and window to side.

Kitchen/Breakfast Room

5.44m (17'8") x 3.39m (11'1")
Fitted with a matching base and eye level units with worktop space over, ceramic sink with part tiled walls, plumbing for dishwasher, space for fridge/freezer and cooker, window to front, radiator, tiled flooring and double doors leading to the garden.

Lounge

3.65m (11'9") x 3.58m (11'7")
Window to front, radiator and wooden flooring.

First Floor

Landing

Window to rear, built in storage cupboard and wooden flooring.

Bedroom 1

3.65m (11'9") x 3.60m (11'8")
Window to front, radiator and wooden flooring.

Bedroom 2

3.62m (11'8") x 3.02m (9'9") max
Window to front, newly fitted built-in wardrobes, radiator and wooden flooring.

Bedroom 3

2.77m (9") max x 2.43m (7'9")
Window to rear, radiator, wooden flooring and built-in over stairs storage cupboard.

Shower Room

Fitted with three piece suite comprising, shower cubicle, wash hand basin with storage under, WC, heated towel rail, tiled surround, tiled flooring and window to rear.

Outside

To the front of the property is a large driveway allowing parking for multiple vehicles which is laid to grey decorative stone chippings.

A side gate allows access to an enclosed rear garden comprising, patio, lawn, planted shrubs and trees and two timber-built sheds.

EPC- Rating E



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.