



Rutland Way, Manea, March, Cambs, PE15 0HJ

No Upward Chain - Village Location - Semi-Detached Bungalow - 2 Double Bedrooms - Kitchen & Lounge - Wet Room - Front & Rear Gardens - Off Road Parking - Call To View (01354) 696700

£200,000



Ground Floor

Entrance Hall
Built in storage cupboard, radiator and fitted carpet.

Lounge
5.07m (16'6") x 3.80m (12'4")
Double glazed window to front, electric fire with surround, two radiators and fitted carpet.

Kitchen
4.41m (14'4") x 3.21m (10'5")
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window to rear, three built in storage cupboard, radiator and fitted carpet.

Bedroom 1
3.52m (11'5") x 3.28m (10'7")
Double glazed window to front, radiator and fitted carpet.

Bedroom 2
3.87m (12'6") x 2.59m (8'4")
Double glazed window to rear, radiator and fitted carpet.

Wet Room
Fitted with three piece suite comprising shower area, wash hand basin and low-level WC tiled surround, double glazed window to side and radiator.

Rear Lobby
Door to:

Store Room
Double glazed window to side, tiled floor and door leading to the rear of the property.

Outside
The property has a low maintenance front garden which is laid to stone chippings and a paved path leading to the entrance door. The rear garden is mainly laid to lawn with planted shrub borders. Parking is also located at the rear of the property.

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.