



## Teachers Close, Manea, March, Cambs, PE15 0HL

Immaculately Presented - Semi Detached House - 3 Bedrooms - Refitted Kitchen - Lounge/Diner - Ground Floor WC & First Floor Bathroom - Front & Rear Gardens - Driveway & Garage - Call To View (01354) 696700

**£220,000**





## Ground Floor

### Entrance Hall

Double glazed entrance door, radiator, tiled flooring, stairs to first floor with under-stairs cupboard, balustrade with glass inset, .

### Kitchen

2.63m (8'8") x 2.36m (7'9")  
Double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, composite sink, space for washing machine, built-in double oven, hob with extractor hood, radiator, tiled flooring.

### LOUNGE/DINER

4.74m (15'7") X 4.33m (14'3")  
Double glazed window to rear, radiators, laminate flooring, coving to ceiling, double glazed patio doors to garden.

## WC

Frosted double glazed window to front, vanity wash hand basin, low-level WC, tiled splashback, radiator, tiled flooring.

## First Floor

### Landing

Double glazed window to side and door to:

### BEDROOM 1

3.79m (12'5") X 2.68m (8'10")  
Double glazed window to rear, radiator.

### BEDROOM 2

3.27m (10'9") X 2.66m (8'9")  
Double glazed window to front, radiator.

### BEDROOM 3

2.17m (7'1") X 1.98m (6'6")  
Double glazed window to rear, radiator.

## Bathroom

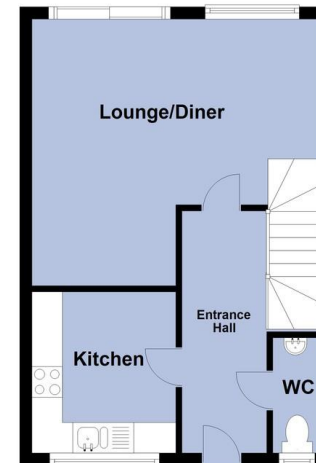
Frosted double glazed window to front, bath with shower over, wash hand basin with cupboard under, WC with hidden cistern, tiled walls, heated towel rail, tiled flooring.

## Outside

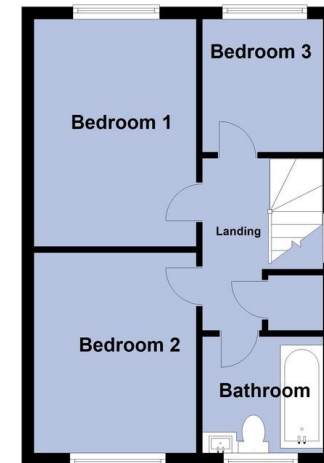
The property offers off road parking and a garage to the front. There is a garden to the front with a pathway, leading to the side access of the enclosed rear garden. The rear garden is mainly laid to lawn, decking area and patio.

EPC RATING - C

## Ground Floor



## First Floor



Plans are for representational purposes only  
Plan produced using PlanUp.



Call to arrange a viewing **01354 696700** **TPayne & 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.