



## Bedford View, Manea, March, Cambs, PE15 0US

Village Location - Semi Detached House - 3 Bedrooms - Kitchen/Diner & Lounge - Ground Floor WC - First Floor Bathroom & En Suite - Enclosed Garden - Off Road Parking & Garage - Call To View (01354) 696700

**£210,000**



#### Ground Floor

##### Entrance Hall

Double glazed entrance door, underfloor heating, stairs to first floor and door to:

**Kitchen/Diner** 4.48m (14'8") x 2.48m (8'2")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, space for fridge/freezer, dishwasher and washing machine, tiled flooring, underfloor heating, double glazed window to front and side and double-glazed double door to the garden.

**Lounge** 4.50m (14'9") x 3.33m (10'9")

Double glazed bay window to side, double glazed window to front, underfloor heating, ceiling spotlights and storage cupboard.

#### WC

Fitted with two-piece suite comprising, vanity wash hand basin and WC, tiled walls, tiled flooring and underfloor heating.

#### First Floor

##### Landing

Airing cupboard and door to:

**Bedroom 1** 3.34m (10'11") x 3.21m (10'6") max

Double glazed window to side, built in wardrobe(s) and radiator.

##### En-suite

Fitted three piece suite comprising shower cubicle, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, extractor fan, ceiling spotlights, heated towel rail and double glazed window to front.

**Bedroom 2** 2.47m (8'1") x 2.67m (8'7") max

Double glazed window to side and radiator.

**Bedroom 3** 2.47m (8'1") x 1.99m (6'6") max

Double glazed window to front and radiator.

#### Bathroom

Fitted three piece suite comprising freestanding bath, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, extractor fan, ceiling spotlights, heated towel rail and double glazed window to front.

#### Outside

The property has off road parking one side of the property leading to the garage. An enclosed garden which is mostly lawn with a patio area to the other side of the property.

EPC Rating - C



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.