



**Station Road, Manea, March, Cambs, PE15 0JL**

Converted Chapel Offering Unique Living Space - 2 Double Bedrooms - Lounge/Diner - Kitchen/Breakfast Room & Utility - Bathroom & Separate WC - Low Maintenance Gardens - Driveway Parking For Several Vehicles - Viewing Recommended - Call To View (01354) 696700

**£280,000**



#### Entrance Hall

Double glazed entrance door, two double glazed windows to front, large storage cupboard, laminate flooring, door to WC.

#### WC

Double glazed window to front, fitted with two piece suite comprising, wash hand basin with storage under and tiled splashbacks, low-level WC access to boiler cupboard and laminate flooring.

#### Kitchen/Breakfast Room

6.20m (20'4") max x 3.42m (11'2") Fitted with a matching range of base and eye level units with worktop space over, composite sink, tiled splashbacks, integrated fridge and freezer, built-in eye level electric fan assisted double oven, built-in electric induction hob with extractor hood over, two double glazed windows to side, radiator, laminate flooring and door to courtyard garden.

#### Utility Room

1.90m (6'2") x 1.67m (5'6") Fitted with a matching range of base and eye level units with worktop space over, composite sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer, double glazed window to front, radiator, and laminate flooring.

#### Lounge/Diner

6.20m (20'4") x 3.20m (10'6") Spacious lounge with two double glazed windows to side and two radiators.

#### Inner Hallway

Doors to:

#### Bedroom 1

3.70m (12'1") x 3.30m (10'10") Double glazed window to rear, double glazed window to side and radiator.

#### Bedroom 2

5.42m (17'10") x 2.96m (9'9") max Double glazed window to rear, double glazed window to side and radiator.

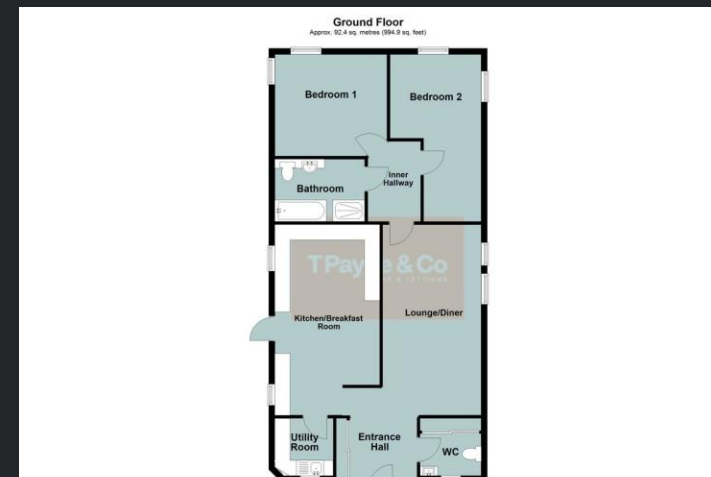
#### Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin and WC in vanity unit with storage under, large shower cubicle, part tiled walls, heated towel rail, laminate flooring and extractor fan.

#### Outside

The property has off road parking for several vehicles and a gated garden to the front laid to stone chippings with pathway leading to the entrance door. A side gate leads to a courtyard garden which has small outbuilding with electric and light.

EPC Rating - TBC



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.