



East Street, Manea PE15 0JJ

welcome to East Street, Manea

- Four Bedroom Detached House
- En Suite to Bedroom One
- Lounge / Dining Room
- Double Glazed Windows
- Oil Fired Central Heating
- Village Location
- NO UPWARD CHAIN

Tenure: Freehold
EPC Rating: E

£280,000

view this property online williamhbrown.co.uk/Property/MCH108061



Property Ref:
MCH108061 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Entrance Door
to

Side Porch
Tiled floor. Door to

Hall
Wooden flooring. Radiator. Stairs leading off. Door to kitchen.

Lounge / Dining Room
27' 6" x 10' 6" (8.38m x 3.20m)
Windows to front. Wooden flooring. Two radiators. Beamed ceiling. Open plan to

Kitchen / Breakfast Room
15' 2" x 10' 11" (4.62m x 3.33m)
Window to rear. Tiled floor. Breakfast bar. Electric double oven and cooker hood above. Plumbing for washing machine. Radiator. Door to conservatory. Walk in pantry.

Utility Room
10' 8" x 3' 6" (3.25m x 1.07m)
Window to side. Tiled floor.

Conservatory
11' 9" x 10' 10" (3.58m x 3.30m)
Tiled floor. Windows to side. Windows to rear. Vertical radiator. Doors to either side.

Cloakroom
Low level wc. Wash hand basin. Window to rear.

Store Room
Boiler.

Stairs To First Floor Landing
Window to side. Loft access.

Bedroom One
10' 8" x 10' 1" (3.25m x 3.07m)
Window to front. Radiator. Fitted wardrobes.

En Suite
Window to side. Low level wc. Vanity wash hand basin. Tiled floor.

Bedroom Two
10' 8" x 10' 3" (3.25m x 3.12m)
Window to front. Radiator. TV point.

Bedroom Three
11' 3" x 9' (3.43m x 2.74m)
Window to rear. Radiator.

Bedroom Four
7' 2" x 5' 7" (2.18m x 1.70m)
Window to front. Radiator.

Bathroom
Window to rear. Low level wc. Pedestal wash hand basin. Heated towel rail. Panelled bath with shower above. Tiled walls.

Outside
The property is walled with block paved drive to the side and front.

Rear gardens are enclosed with patio area. Additional gardens are laid to grass with shrubs bordering. Timber store.



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