



School Lane, Manea March PE15 0JN

welcome to

School Lane, Manea March

**** NO ONWARD CHAIN ** Detached Bungalow - Two Bedrooms - Generous Plot - Village Location - Viewing Recommended**



Entrance Door

to

Hall

Storage heater. Loft access.

Cloakroom

Window to side. Low level wc.

Lounge

15' x 14' 10" (4.57m x 4.52m)

Window to front. Window to side. Feature fireplace with hearth and surround. TV point. Two storage heaters.

Kitchen

11' x 10' 11" (3.35m x 3.33m)

Window to side. Single drainer sink with mixer taps, 1 1/4 bowl. Aga cooker. Storage cupboard.

Inner Hall

Low level wc. Window to rear.

Bedroom One

12' x 11' 11" (3.66m x 3.63m)

Window to front. Storage heater.

Bedroom Two

11' 2" x 10' 10" (3.40m x 3.30m)

Window to rear. Feature fireplace.

Bathroom

Window to rear. Panelled bath. Shower mixer taps. Pedestal wash hand basin.

Outside

The front garden is walled with double gates and drive to side for multi vehicle off road parking.

Rear garden is laid to grass.

Please Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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School Lane, Manea March

- Detached Bungalow
- Two Bedrooms
- Village Location
- Generous Plot
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Tenure: Freehold EPC Rating: Awaiting

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH113595 - 0002

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.

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