









welcome to

Cathedral View, Manea

** NO ONWARD CHAIN ** Generously Sized Three Bedroom Detached Bungalow - Lounge plus Separate Dining Room - Kitchen plus Utility
En Suite to Bedroom One - DOUBLE GARAGE - Generous Enclosed Rear Garden - Multi Vehicle Off Road Parking ** Viewing Recommended **













Porch

to

Entrance Hall

Loft access. Telephone point. Two radiators. Airing cupboard housing hot water tank.

Lounge

23' 5" plus bay x 13' 2" (7.14m plus bay x 4.01m) Two radiators. Aerial point. Two telephone points. Electric feature fireplace. Patio doors to rear. Bay window to front.

Dining Room

13' 2" x 11' (4.01m x 3.35m)
Window to front. Radiator. Hardwood flooring.

Kitchen

13' x 12' (3.96m x 3.66m)

Dual aspect windows to front and side. Laminate flooring. Radiator. Tiled splashbacks. Wall and base units. Single drainer sink with mixer taps. Free standing RangeMaster double oven with cooker hood over. Integral fridge. Under counter dishwasher. Breakfast bar area. Telephone point.

Utility

8' 4" x 5' 5" (2.54m x 1.65m)

Door to side. Additional wall and base units. Space for appliances.

Bedroom One

13' 7" x 12' (4.14m x 3.66m) Window to rear. Radiator.

En Suite

Window to side. Part tiled. Pedestal wash hand basin. Radiator. Shower cubicle. Shaver point with light. Extractor fan.

Bedroom Two

11' x 9' 11" (3.35m x 3.02m)

Window to rear. Radiator. TV and telephone points.

Bedroom Three

10' 11" x 9' (3.33m x 2.74m) Window to rear. Radiator.

Bathroom

Window to side. Part tiled. Panelled bath with mixer taps. Low level wc. Shaver point with light. Pedestal wash hand basin. Vinyl flooring. Radiator. Shower cubicle with electric shower and extractor fan.

Outside

Front garden is mainly laid to grass with paths and multi vehicle off road parking. Side access to

Rear garden is enclosed with patio seating area and laid to grass with borders. Timber shed. Outside tap. Low maintenance stoned areas.

Double Garage

20' 1" x 18' 3" (6.12m x 5.56m)

Double electric roller shutter doors. Window and personal door to rear. Floor standing boiler. Boarded space above. Power and lighting.





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Cathedral View, Manea

- Spacious Three Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Kitchen plus Utility
- Lounge plus Separate Dining Room
- En Suite to Master Bedroom
- Double Garage & Ample Off Road Parking
- Generous Rear Garden
- Village Location

Tenure: Freehold EPC Rating: D



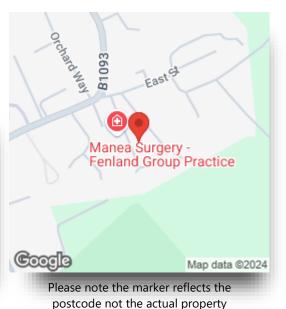
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.

£380,000





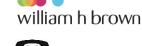




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Property Ref: MCH113634 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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