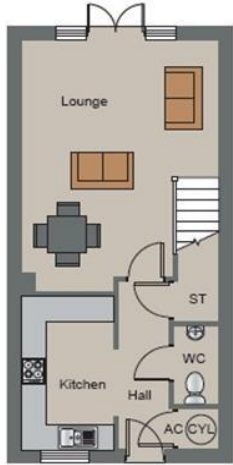




Plot 3 The Osiers, Edwards Way, Manea PE15 0HY

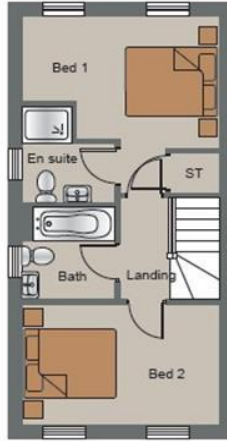
The Cedar

Dimensions provided are all taken to face of plaster unless stated otherwise.



Ground Floor

Lounge/Dining – 5230 x 3965mm excluding stairs
Kitchen – 3110 x 1820mm
WC – 885 x 1600mm
AC – 797 x 800mm
ST – 798 x 2150mm*



First Floor

Bed 1 – 2540 x 3965mm excluding en suite
Bed 2 – 3965 x 2510mm max
Bath – 2010 x 1880mm
En suite – 1975 max x 1900mm
ST – 800 x 956mm raised floor

Gross internal floor area – 69 m²
*Diminishing under stairs

All images, photographs and dimensions are for illustrative purposes only and are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. The dimensions given are illustrative for this house type, individual properties may differ and dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture.

welcome to

The Osiers Edwards Way, Manea

- BRAND NEW End Terraced House
- Two Bedrooms
- En Suite to Bedroom One
- Floor Coverings Throughout
- Choice of a wide range of stylish kitchens with integrated appliances

Tenure: Freehold EPC Rating: Exempt

£218,995

Lounge / Dining Room

17' 2" x 13' (5.23m x 3.96m)

Kitchen

10' 2" x 5' 10" (3.10m x 1.78m)

W.C

First Floor

Bedroom One

8' 3" x 13' (2.51m x 3.96m)

En Suite

6' 5" max x 6' 2" (1.96m max x 1.88m)

Bedroom Two

13' x 8' 2" max (3.96m x 2.49m max)

Bathroom

view this property online williamhbrown.co.uk/Property/MCH113701



Property Ref:

MCH113701 - 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.

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.



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