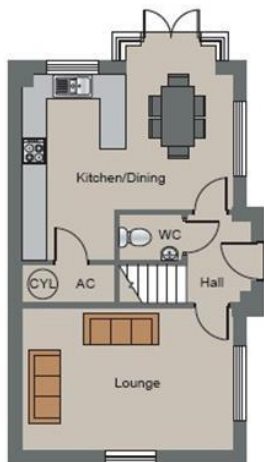




Plot 29 The Osiers, Manea PE15 0HY

The Chestnut

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



Ground Floor

Lounge – 4985 x 3370mm
Kitchen – 2480 x 3895mm including bay
Dining – 4410 x 2500mm excluding WC
WC – 1050 x 1500mm
AC – 902 x 2297mm*



First Floor

Bed 1 – 2985 x 4430mm max excluding en suite
Bed 2 – 2595 min x 4055mm max excluding store
Bed 3 – 2255 x 2285mm
Bath – 2585 x 1840mm
En suite – 2215 x 1255mm max
ST – 870 x 899mm

Gross internal floor area – 94.2 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, Manea

- BRAND NEW Terraced House
- Three 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

£294,995

Lounge

16' 4" x 11' (4.98m x 3.35m)

Kitchen

8' 1" x 12' 8" incl. bay (2.46m x 3.86m incl. bay)

Dining Area

14' 5" x 8' 2" excl W.C (4.39m x 2.49m excl W.C)

W.C

First Floor

Bedroom One

14' 5" excl. en suite x 9' 8" (4.39m excl. en suite x 2.95m)

En Suite

7' 3" x 4' 11" max (2.21m x 1.50m max)

Bedroom Two

13' 3" max x 8' 5" min (4.04m max x 2.57m min)

Bedroom Three

7' 5" x 7' 4" (2.26m x 2.24m)

view this property online williamhbrown.co.uk/Property/MCH113702



Property Ref:

MCH113702 - 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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