





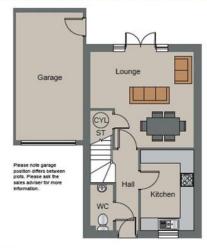




#### The Maple

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





# FIRST



#### Ground Floor

Lounge/Dining – 4620 x 4430mm excluding cupboard Kitchen – 3720 x 2345mm WC – 1015 x 2080mm

ST - 885 x 965mm raised floor

#### First Floor

Bed 1 – 3660 x 2500mm Bed 2 – 3170 x 2495mm Bed 3 – 2600 x 2000mm Bath – 1995 x 2060mm En suite – 1200 x 2475mm AC – 945 x 1712mm Gross internal floor area - 78.5 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 an are should not be used for careet or flooring sizes, apollance spaces or items of furniture.

## welcome to

# The Osiers Edwards Way, Manea

- BRAND NEW Link Detached House
- Three Bedrooms
- En Suite to Bedroom One
- Garage
- Floor Coverings Throughout

Tenure: Freehold EPC Rating: TBA Council Tax Band: C

£270,000

## **Lounge / Dining Room**

15' 2" x 14' 5" ( 4.62m x 4.39m )

#### Kitchen

12' 2" x 7' 7" ( 3.71m x 2.31m )

#### W.C

## First Floor Bedroom One

12' x 8' 2" ( 3.66m x 2.49m )

En Suite Bedroom Two

10' 4" x 8' 2" ( 3.15m x 2.49m )

### **Bedroom Three**

8' 5" x 6' 6" ( 2.57m x 1.98m )

#### Please Note:

Some photos used are of similar properties and are to be used as a quide only.

# view this property online williamhbrown.co.uk/Property/MCH114055



#### Property Ref:

MCH114055 - 0003

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