







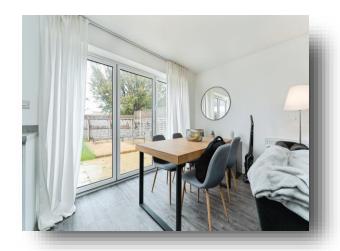


welcome to

School Lane, Manea

** Detached Bungalow** Three Bedrooms** Air Source Heat Pump ** Open Plan Kitchen ** Off Road Parking ** Village Location **













Hall

Loft access. Radiator. Airing cupboard housing hot water tank,

Lounge Area

21' \times 16' 1" (6.40m \times 4.90m) Open plan to kitchen, Bi folding doors to garden. TV point.

Kitchen Area

21' x 16' 1" (6.40m x 4.90m)

Open plan to lounge, single drainer sink with mixer taps 1 1/4 bowl, integrated dishwasher, fridge & freezer, plumbing for washing machine, electric oven, ceramic hob and cooker hood above.

Bedroom One

16' 8" x 8' 6" (5.08m x 2.59m) Windows to front and side, radiator.

Bedroom Two

11' 8" x 8' (3.56m x 2.44m) Window to front, radiator.

Bedroom Three

8' 4" x 8' 3" (2.54m x 2.51m) Window to front, radiator.

Bathroom

Window to side, corner bath, shower cubicle, vanity hand wash basin, low level W/C, part tiled walls and heated towel rail.

Outside

Front gardens are open plan for multi - vehicle parking, rear gardens are enclosed, patio area with lawn.

Agents Note

Heating to the property is served by air source heating. Please contact the branch for more details.





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- **Detached Bungalow**
- Three Bedrooms
- Open Plan Living
- Air Source Heat Pump
- Off Road Parking
- Village Location

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£260,000



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. It is liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com









Please note the marker reflects the postcode not the actual property

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Property Ref: MCH113783 - 0006 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 quidance 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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