



Festival Close, Manea PE15 0HD

welcome to

Festival Close, Manea

**** NO ONWARD CHAIN **** Fancy A Project ?? Semi Detached Bungalow - In Need of Renovation

Two Bedrooms - Generous Rear Garden - Off Road Parking - Viewing Recommended



Entrance Door

to

Hall

Airing cupboard housing hot water tank. Radiator.

Lounge

14' x 11' (4.27m x 3.35m)

Window to rear. Radiator.

Kitchen

12' 4" x 8' 2" (3.76m x 2.49m)

Window to front. Radiator. Single drainer sink with mixer taps. Walk in storage cupboard to one wall.

Bedroom One

11' x 10' 11" (3.35m x 3.33m)

Window to front. Radiator.

Bedroom Two

10' 3" x 9' 11" (3.12m x 3.02m)

Window to rear. Radiator.

Shower Room

Window to rear. Radiator. Low level wc. Pedestal wash hand basin. Shower area.

Outside

Front garden is open plan.

Rear garden is enclosed and is mainly laid to grass.



Floor Plan



Outbuilding

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.focalagent.com



view this property online williamhbrown.co.uk/Property/MCH113950



welcome to

Festival Close, Manea

- Semi Detached Bungalow
- Two Bedrooms
- In Need of Renovation
- Generous Rear Garden
- Off Road Parking
- Village Location
- NO ONWARD CHAIN

Tenure: Freehold

EPC Rating: D

Council Tax Band: A

£145,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH113950



Property Ref:
MCH113950 - 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.



william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk