



Scholars Close, Manea PE15 0HF

**welcome to
Scholars Close, Manea**

Stunning Detached Bungalow - Two Bedrooms - Fitted Kitchen - French doors to South Facing Garden
Modern Bathroom - Garage & Multi Vehicle Off Road Parking - Viewing Recommended



Entrance Door

Entrance Hall

Two storage cupboards. Vinyl flooring. Loft access.

Lounge

15' x 14' 5" (4.57m x 4.39m)

Patio doors to rear. Radiator. Laminate floor.

Kitchen

9' 7" x 8' 9" (2.92m x 2.67m)

Window to side. Integral washing machine and dishwasher. Double oven. Wall mounted enclosed boiler. Fitted electric hob with cooker above.

Radiator. Single drainer sink with mixer taps. Range of wall cupboards and base units. Tiled floor.

Bedroom One

12' 9" x 12' 3" (3.89m x 3.73m)

Window to rear. Radiator. TV point. Fitted wardrobes to one wall.

Bedroom Two

12' 5" plus recess x 11' 6" (3.78m plus recess x 3.51m)

Window to front. Radiator.

Bathroom

Window to front.. Tiled floor. Part tiled walls. Heated towel rail. Low level wc. Pedestal wash hand basin. Panelled bath with mixer taps with shower over.

Garage

22' 2" x 10' 1" (6.76m x 3.07m)

Door to side. Power and lighting. Storage above.

Outside

Multi vehicle parking fronting garage.

Rear garden is south facing and has gated side access. Patio seating area. Mainly laid to grass with flowers and shrubs bordering. Outside lights. Outside tap.



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/MCH114332



welcome to

Scholars Close, Manea

- Detached Bungalow
- Two Bedrooms
- Generously Sized Enclosed Garden
- Garage & Multi Vehicle Off Road Parking
- 3 Years NHBC Warranty Remaining

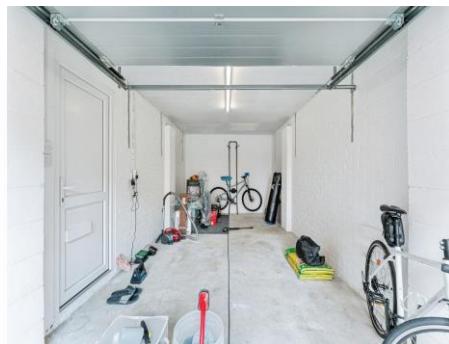
Tenure: Freehold

EPC Rating: C

Council Tax Band: B

offers in excess of

£265,000



view this property online williamhbrown.co.uk/Property/MCH114332

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.



Property Ref:
MCH114332 - 0003



Please note the marker reflects the postcode not the actual property

 william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk