



Cox Way, Manea, March, PE15 0FA

Immaculately Presented - Semi Detached House - 2 Double Bedrooms - Refitted Kitchen - Lounge - Ground Floor WC & First Floor Bathroom - Enclosed Rear & Side Garden - Allocated Parking - No Upward Chain - Call To View (01354) 696700

£200,000



Ground Floor

Entrance Hall

Entrance door, electric radiator, laminate flooring, stairs to first floor and door to:

Lounge

4.09m (13'5") x 3.19m (10'6") max
Double glazed window to front and side, electric fireplace, laminate flooring and door to:

Hall

2.32m (7'7") x 1.56m (5'1") max
Storage cupboard, laminate flooring and door to:

WC

1.79m (5'10") x 1.54m (5'1")
Fitted with two-piece suite comprising, wash hand basin and low-level WC, electric radiator, laminate flooring and double-glazed window to side.

Kitchen/Diner

4.18m (13'9") x 3.09m (10'2")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, electric hob with extractor hood over and fan oven, integrated fridge/freezer, slimline dishwasher, microwave, washing machine and tumble dryer, electric radiator, laminate flooring and double-glazed window and door to rear.

First Floor

Landing

Fitted carpet and door to:

Bedroom 1

4.18m (13'9") x 3.04m (10')
Double glazed window to rear, fitted carpet and electric radiator.

Bedroom 2

4.21m (13'10") x 3.36m (11') max
Double glazed window to front, fitted carpet, storage cupboard and electric radiator.

Bathroom

2.29m (7'6") x 2.03m (6'8")
Fitted three-piece suite comprising a bath, vanity wash hand basin and WC, heated towel rail, tiled flooring, ceiling spotlights and double-glazed window to side.

Outside

The property has enclosed rear and side garden(s) mostly laid to lawn. There are two allocated parking spaces to the side.

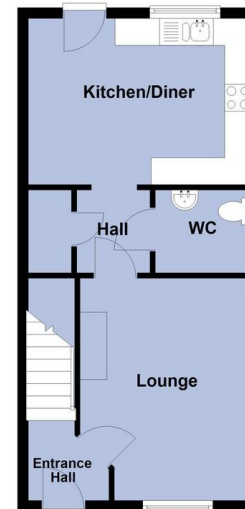
EPC - TBC

SECTION 21 - AGENTS NOTE

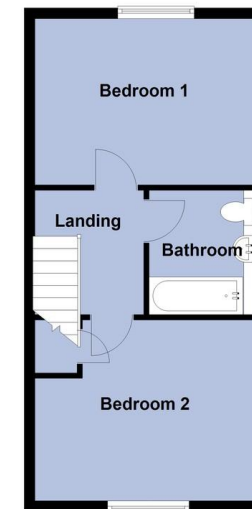
In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform prospective purchasers that the Vendor is a family member of an employee of T Payne & Co

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Ground Floor



First Floor



Total area: approx. 74.7 sq. metres (803.7 sq. feet)



Call to arrange a viewing **01354 696700** **T Payne & Co**
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