



The Bungalow Straight Road, Manea March  
**£270,000 Freehold**



# Key Features



- No Onward Chain
- Generous Plot
- Sought After Location
- Field Views
- Ample Off-Road Parking

Conservatory - 3.36m x 2.85m (11'0" x 9'4")  
Half brick and half UPVC construction, flat roof, tiled flooring and access into kitchen.

Kitchen - 4.05m x 3.81m (13'3" x 12'6")  
Window to rear, carpet flooring, a range of base and wall units with worktop space over and tiled splashback, eye level double oven and induction hob with extractor fan overhead, integrated fridge/freezer, stainless steel sink. Space for washing machine, electric blinds included.

Living Room - 5.43m x 2.97m (17'10" x 9'9")  
Window to rear and French doors to side, carpet flooring, feature electric fireplace with marble surround, sliding glass doors into dining room. Side window looking out to conservatory. Access door into hallway leading to bedrooms and bathroom.





Dining Room - 3.57m x 3.40m (11'9" x 11'2")  
Window to front and side- side window into Conservatory, carpet from living room continued, feature open working fireplace and access into front porch.

Bedroom One - 3.98m x 3.41m (13'1" x 11'2")  
Window to front, carpet flooring, walk in cupboard, large built in wardrobes included.

Bedroom Two - 3.27m x 3.01m (10'9" x 9'11")  
Carpet flooring, window to side.

Shower Room - 2.22m x 0.64m (7'4" x 2'1")  
Window to rear, hard flooring, half tiled, a three-piece suite comprising of corner shower cubicle, pedestal sink and low-rise WC. Electric blinds included. (boiler location)

Garage - 4.97m x 3.32m (16'4" x 10'11")  
Electric up and over door, side door and window.

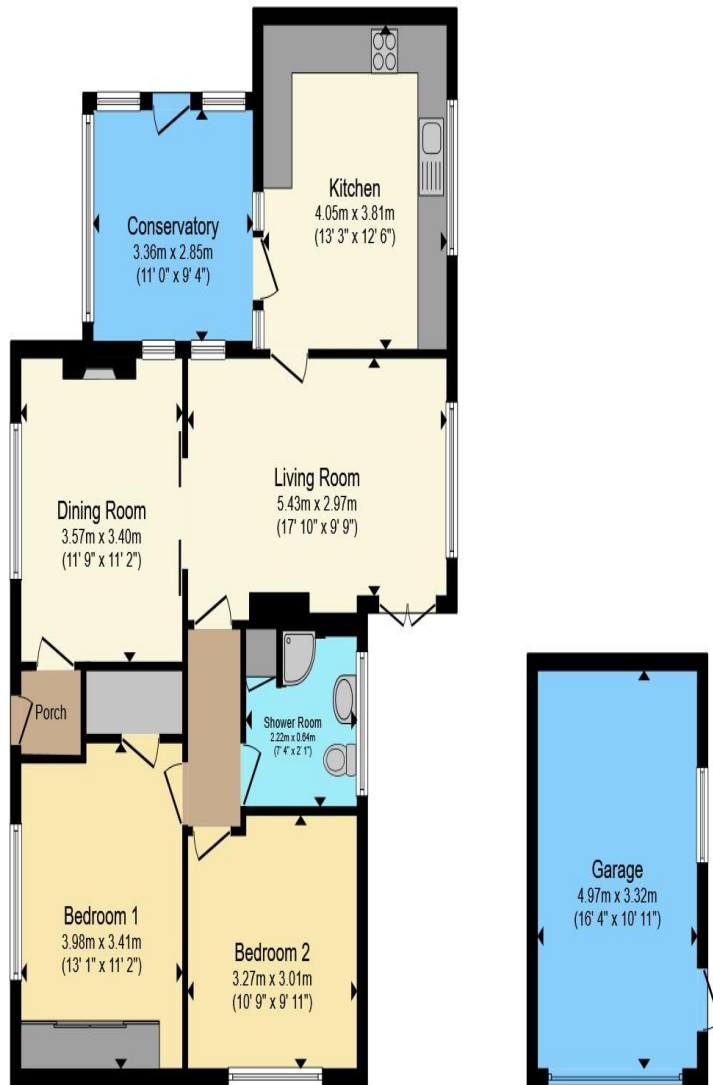
#### Outside -

The front of the property is gravelled and paved for low maintenance allowing for ample off-road parking. The paved driveway leads to the garage. the rear garden is very generous and is mostly laid to lawn, there is a timber shed with electric connected.

#### Agents Note:

The central heating for this property is via calor





**Floor Plan**

**Garage**

Total floor area 110.2 m<sup>2</sup> (1,186 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Sharman  
Quinney**

gas tank (propane), there is a cesspit for the sewage

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to timeframes for registration

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved

To view this property call Sharman Quinney on:  
**01354 661166**



# Selling your property?

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