



## Jolley Close, Manea, March, Cambs, PE15 0BF

Village Location - Semi Detached House - 2 Double Bedrooms - Kitchen & Lounge/Diner - Ground Floor WC & First Floor Bathroom - Enclosed Low Maintenance Rear Garden - Allocated Parking - No Upward Chain - Call To View (01354) 696700

**£180,000**



#### Ground Floor

##### Entrance Hall

Double glazed entrance door and window to front, tiled flooring, stairs to first floor and door to:

##### Kitchen

3.06m (10') x 2.05m (6'9")  
Fitted with a matching range of base and eye level units with worktop space over, electric hob with extractor hood over and oven, 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for washing machine, vinyl flooring, under floor heating, ceiling spotlights and double-glazed window to front.

##### WC

Fitted two-piece suite comprising WC, vanity wash hand basin with tiled splashbacks and tiled flooring.

##### Lounge/Diner

4.57m (15') x 4.17m (13'8")  
Double glazed double door and two double glazed windows to rear, electric fire, electric heater, underfloor heating and electronic projector screen.

##### First Floor

##### Landing

Boiler cupboard and door to:

##### Bedroom 1

4.16m (13'8") x 2.98m (9'9")  
Double glazed window to rear, electric heater and sliding door fitted wardrobe.

##### Bedroom 2

2.67m (8'9") x 3.13m (10'2")  
Double glazed window to front, electric heater and built in wardrobe.

##### Bathroom

Fitted with three-piece suite comprising bath with hand shower attachment over and glass screen, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail, vinyl flooring, ceiling spotlights and double-glazed window to side.

##### Outside

The property has allocated parking to the front and an enclosed low maintenance garden to the rear with a shed and summerhouse.

EPC RATING - C



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

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.