



**Rose Gardens, Manea PE15 0WX**

**welcome to**

**Rose Gardens, Manea**

**\*\* LAST REMAINING PLOT \*\* £1500 TOWARDS LEGAL COSTS \*\*** Exclusive development of just four detached 3 & 4 bedroom homes located in a private road within the popular Village of Manea. **\*\* En Suite to Master \*\***  
**Underfloor Heating & Natural Oak LVT Flooring Throughout**



**Entrance Door****Lounge**

14' 3" x 14' 3" ( 4.34m x 4.34m )

**Kitchen / Dining Room**

17' 4" x 14' 3" ( 5.28m x 4.34m )

**Utility Room**

7' 4" x 5' 9" ( 2.24m x 1.75m )

**Bedroom One**

14' 3" x 10' 7" ( 4.34m x 3.23m )

**En Suite****Bedroom Two**

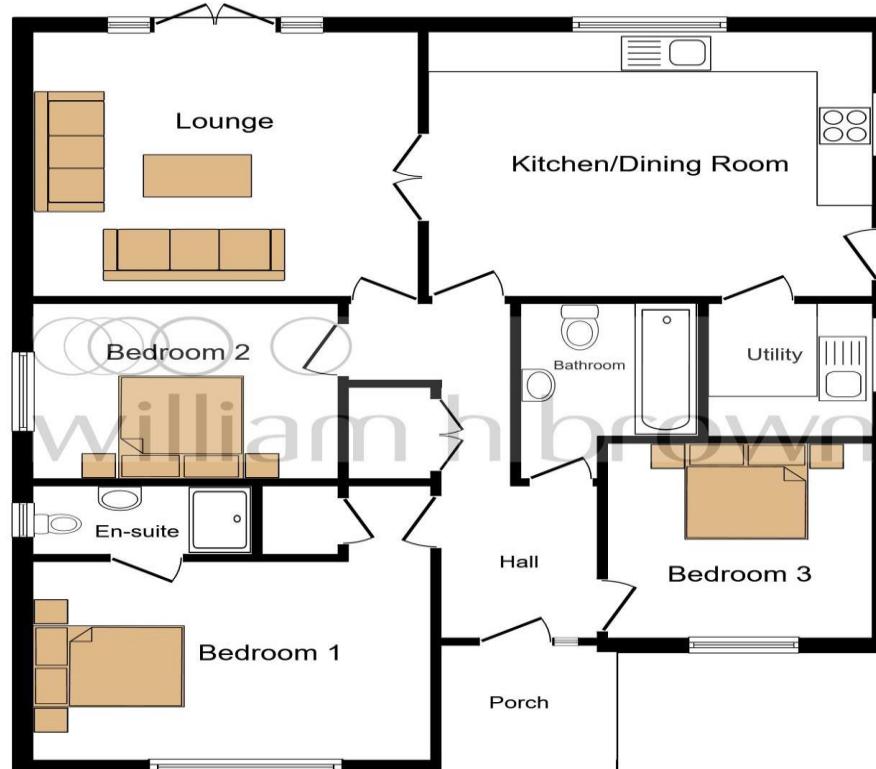
11' 10" x 10' 2" ( 3.61m x 3.10m )

**Bedroom Three**

10' 7" x 10' 3" ( 3.23m x 3.12m )

**Please Note**

Some photos used may be of a similar property



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by Focal



**view this property online** [williamhbrown.co.uk/Property/MCH114257](http://williamhbrown.co.uk/Property/MCH114257)



welcome to

## Rose Gardens, Manea

- Three Bedroom Executive Bungalow
- En Suite to Bedroom One
- Underfloor Heating & Natural Oak LVT Flooring Throughout
- Utility Room
- Air Source Heating & EV Car Charging Point

Tenure: Freehold

EPC Rating: B

**£350,000**



view this property online [williamhbrown.co.uk/Property/MCH114257](http://williamhbrown.co.uk/Property/MCH114257)

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:  
MCH114257 - 0006

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.



Please note the marker reflects the postcode not the actual property



**01354 654545**



[march@williamhbrown.co.uk](mailto:march@williamhbrown.co.uk)



34 High Street, MARCH, Cambridgeshire, PE15 9JR



[williamhbrown.co.uk](http://williamhbrown.co.uk)