



**High Street, Manea PE15 0JD**

**welcome to**

## **High Street, Manea**

Detached Bungalow - Two Bedrooms - LPG Heating - Working Well - Multi Fuel Log Burner - Latch Doors

22ft x 7ft Conservatory - Kitchen with Dining Area - Off Road Parking - Garage/ Workshops - Approx. 0.27 Acre (sts)



**Entrance Door**  
to

**Conservatory**

22' 1" x 7' 7" ( 6.73m x 2.31m )  
Brickbase. Windows to rear. Doors to rear garden.  
Tiled floor. Plumbing for washing machine.

**Lounge**

13' 2" max x 16' 10" max ( 4.01m max x 5.13m max )  
Two windows to front. Radiator. Multi fuel burner  
with tiled hearth and brick fireplace and surround. TV  
point.

**Kitchen / Dining**

13' 7" x 8' 11" ( 4.14m x 2.72m )  
Window to rear. Single drainer sink with mixer taps.  
Tiled floor. Gas central heating boiler. Open plan to

**Dining Area**

11' 11" x 7' 8" ( 3.63m x 2.34m )  
Tiled floor. Radiator.

**Inner Lobby**

Radiator. Loft access.

**Bedroom One**

13' 2" x 12' ( 4.01m x 3.66m )  
Window to front. Radiator. Double integral  
wardrobes to one wall.

**Bedroom Two**

11' 10" x 8' ( 3.61m x 2.44m )  
Window to rear. Radiator.

**Bathroom**

Window to rear. Tiled floor. Shower cubicle. Low level  
wc. Pedestal wash hand basin. Extractor fan. Radiator.

**Outside**

Front gardens are hedged. Gate to side leading to  
drive/ multi vehicle off road parking.

Rear garden is enclosed. Pergola and patio. Mainly  
laid to grass with mature trees and shrubs bordering.

Summer House (7ft 5ins x 5ft 8ins) Electric and  
lighting

Workshop (12ft 5ins x 9ft 5ins) Electric and lighting  
laid

**Garage / Workshop**

16' 5" x 16' 2" ( 5.00m x 4.93m )  
Double doors to front. Electric and lighting.

**Agents Note:**

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 accordingly.



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## High Street, Manea

- Detached Bungalow
- Two Bedrooms
- 0.27 Acre (sts)
- Multi Fuel Log Burner
- Latch Doors

Tenure: Freehold

EPC Rating: G

Council Tax Band: B

offers in excess of

**£290,000**



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



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Property Ref:  
MCH114170 - 0004

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