







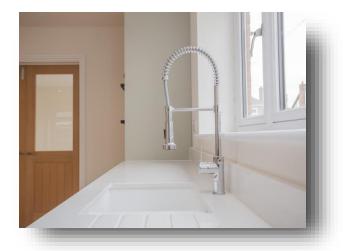


welcome to

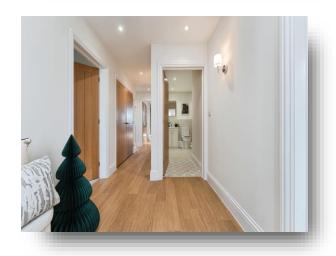
Rose Gardens, Manea

** 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 ** Guide £365,000 - £375,000 **













Entrance Door to

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)

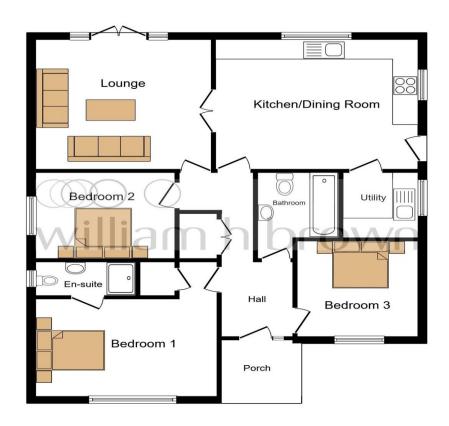
Bedroom Three

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

Bathroom

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.

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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
- Quartz Worktops
- Spotlights Throughout
- Solid Oak Doors

Tenure: Freehold EPC Rating: B

Guide Price **£365,000**









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH114257



Property Ref: MCH114257 - 0004 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.





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