Guide Price

£300,000 - £315,000

St. Nicolas Close, Manea,
Cambridgeshire PE15 0NB



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this modern and large-than-average TWO BEDROOM DETACHED bungalow enjoys a pleasant position within a small CUL-DE-SAC and provides spacious, well-proportioned accommodation throughout.

The property comprises a generous living room, KITCHEN/DINER, two DOUBLE BEDROOMS and a family bathroom, which also benefits from an adjoining door providing direct access from bedroom one.

Outside, there is OFF-ROAD PARKING leading to a single garage, while to the rear is a lovely low-maintenance garden, providing an attractive and easy-to-manage outdoor space.

A spacious and appealing bungalow in a tucked-away setting, ideal for those looking for comfortable single-storey living.

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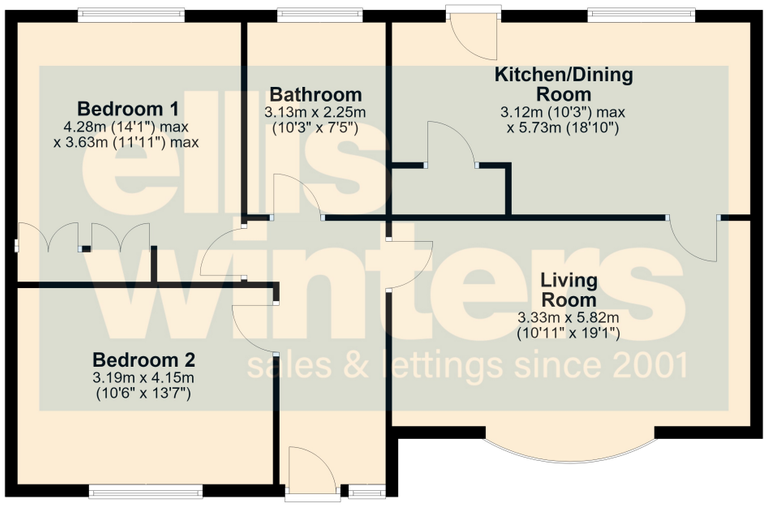






Ground Floor

Approx. 83.9 sq. metres (903.4 sq. feet)



Total area: approx. 83.9 sq. metres (903.4 sq. feet)

Living Room
5.82m (19'1") x 3.33m (10'11")
Bay window to front.

Kitchen/Dining Room
5.73m (18'10") x 3.12m (10'3") max.
Fitted with a matching range of wall and base units housing single oven plus microwave/combi over, induction hob with extractor over, integrated dishwasher, fridge/freezer, integrated washing machine and integrated tumble dryer. Airing cupboard, window to rear and door out to garden.

Bathroom
3.13m (10'3") x 2.25m (7'5")
Fitted with a panelled bath, 1.5 width shower cubicle, low level wc and hand wash basin set within vanity unit. Window to rear, additional door into bedroom one.

Bedroom 1
4.28m (14'1") max. x 3.63m (11'11") max.
Window to rear, fitted wardrobes.

Bedroom 2
4.15m (13'7") x 3.19m (10'6")
Window to front.

OUTSIDE
The front of the garden is open plan and laid to gravel. A driveway to one side provides off road parking and leads to the single garage which has electric remote door, power and light plus separate courtesy door out to garden.

To the rear, the garden has an extensive patio, area of astroturf and rear hedge border.

SERVICES
Mains electricity, water and drainage. The property has oil fired central heating. There is under floor heating throughout the property.

AGENTS NOTE
The remaining furniture at the property will remain.

FURTHER INFORMATION
Tenure Freehold
EPC B
Council Tax C

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
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