



Annabelle Avenue, Manea PE15 0HX

welcome to

Annabelle Avenue, Manea

Detached Bungalow - Four Bedrooms - Cul-de-sac Location - En Suite to Bedroom One

Kitchen/ Breakfast Room - Utility Room - Air Source Heat Pump - Double Garage - Generous Rear Garden



Entrance Door

to lobby

Hall

Radiator.

Lounge

Triple aspect windows. Feature fireplace with marble hearth and wood surround. French doors to rear. Two radiators. TV point.

Kitchen/ Breakfast Room

Window to front. Single drainer sink with mixer tap. 1 1/4 bowl. Radiator. Chest high double oven and grill. Induction hob. Integrated dishwasher. TV point. Wall units with matching work surfaces and storage under.

Utility Room

Door to side. Plumbing for washing machine. Single drainer sink with mixer taps. Airing cupboard housing hot water tank. Range of wall and base units.

Bedroom One

Window to front. Radiator. Fitted wardrobes. TV point.

En Suite

Window to side. Low level wc. Vanity wash hand basin. Radiator. Extractor fan. Shower cubicle.

Bedroom Two

Window to rear. Radiator. Fitted wardrobes.

Bedroom Three

Window to rear. Radiator.

Bedroom Four

Window to rear. Radiator.

Bathroom

Window to front. Wash hand basin. Low level wc. Double shower cubicle. Tiled walls.

Outside

Front garden is open plan with lawn, mature trees and shrubs. Drive to garage and gravelled area for multiple vehicles.

Rear garden is enclosed with patio area, laid to grass with pond and mature trees and shrubs. Outside tap & sockets. Large wooden shed.

Garage

Roller shutter door. Window to rear. Electric and lighting. Door to side.



view this property online williamhbrown.co.uk/Property/MCH114733



welcome to Annabelle Avenue, Manea

- Detached Bungalow
- Four Bedrooms
- DOUBLE Garage
- En Suite to Bedroom One
- Air Source Heat Pump
- Kitchen/ Breakfast Room PLUS Utility Room
- Cul-de-sac Location
- Generous Rear Garden

Tenure: Freehold
EPC Rating: D
Council Tax Band: C



Total floor area 149.0 m² (1,604 sq.ft.) approx.
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.propertybox.io



£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH114733



Property Ref:
MCH114733 - 0003

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.

william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk