

Offers In Region Of
£260,000

Orchard Way, Manea, Cambs PE15 0JH



To arrange a viewing call us now on 01354 694900

This well presented two bedroom DETACHED BUNGALOW is set within the ever popular village of Manea and is located within a quiet CUL-DE-SAC. Our seller has updated and improved the bungalow considerably during his occupation so all is in place for the new owner. The accommodation comprises kitchen, SPACIOUS LIVING ROOM, two double bedrooms and shower room. There is ample OFF ROAD PARKING, a SINGLE GARAGE plus a good size garden to the rear.

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Living Room
4.99m (16'4") x 3.33m (10'11")
Feature fireplace housing woodburner,
double doors leading out to rear garden

Kitchen
3.16m (10'4") x 2.71m (8'11")
Fitted with a matching range of wall and base
units housing single electric oven and four
ring NEFF induction hob with extractor over,
integrated fridge/freezer, washing machine
and dishwasher, window to front

Bedroom 1
4.42m (14'6") x 3.03m (9'11")
Window to rear, fitted wardrobe

Bedroom 2
3.17m (10'5") x 3.03m (9'11")
Window to front

Shower Room
2.74m (9') x 1.65m (5'5")
Fitted with a corner shower cubicle, low level
wc and hand wash basin set with vanity
storage unit. Two windows to front

OUTSIDE

The front garden is open plan and laid to
lawn with flower borders. A driveway to one
side provides off road parking and leads to
the single garage which has standard up and
over door, power and light.
To the rear, the garden has a paved patio,
gravel borders with the balance laid to lawn.

SERVICES

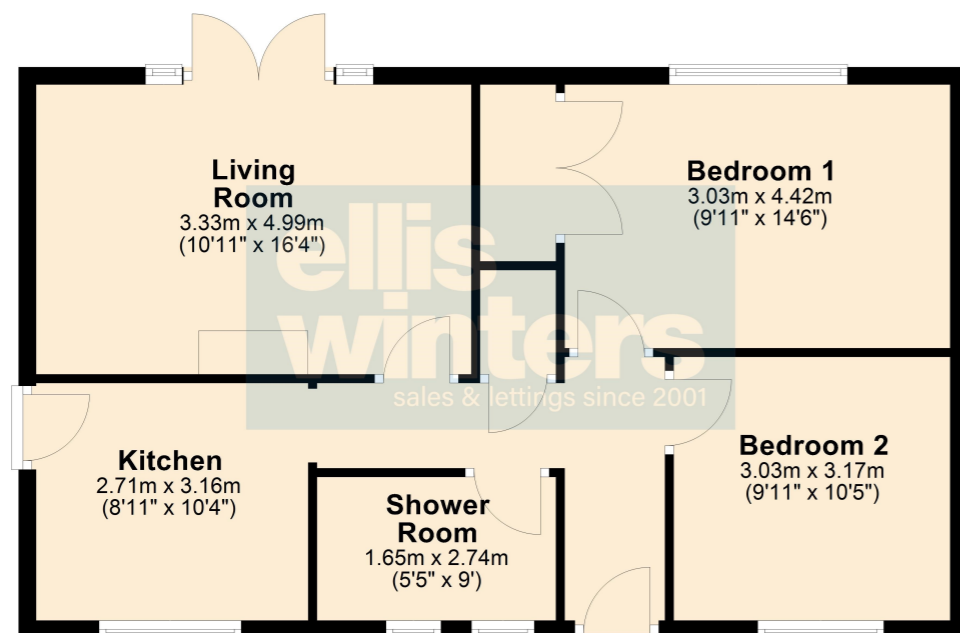
Mains electricity, water and drainage. The
property has oil fired central heating and the
oil combi boiler was installed in 2017.

Tenure Freehold
Council Tax B
EPC C

Ellis Winters has not tested any apparatus, equipment fitting
or services and so cannot verify that they are in working
order. The buyer is advised to obtain verification from their
solicitor or surveyor. Floor plans are for representational
purposes only and are not to scale.

Ground Floor

Approx. 64.3 sq. metres (692.6 sq. feet)



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