

Offers In Region Of
£225,000

Annabelle Avenue, Manea, Cambridgeshire PE15 0HX

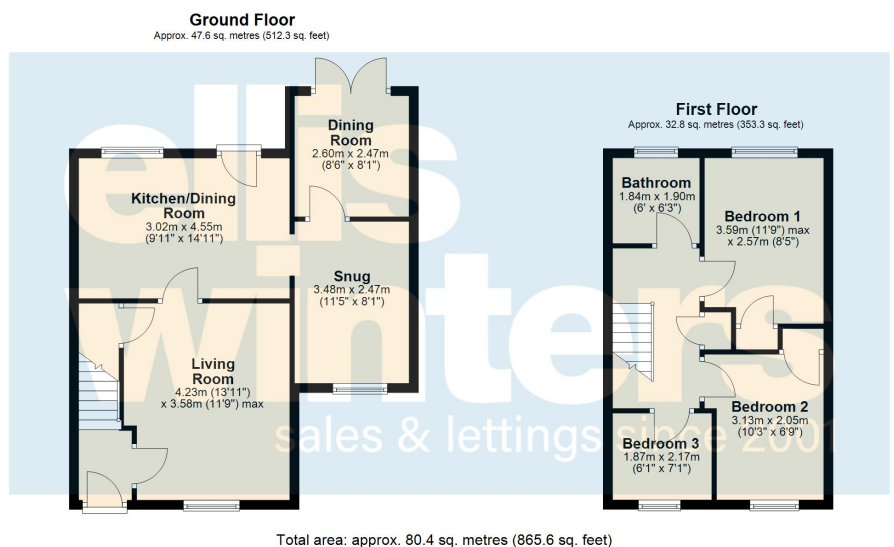


To arrange a viewing call us now on 01354 694900

This FABULOUS three-bedroom house offers a deceptive sense of spaciousness, perfect for families and entertaining.

Upon entering, you'll find separate living and dining rooms that provide ample space for relaxation and gatherings, along with a COSY SNUG ideal for movie nights or quiet reading.

The property boasts the added convenience of OFF-ROAD PARKING, ensuring you never have to worry about finding a spot. Step outside to your private garden, a delightful outdoor space for gardening, play, or simply unwinding in the fresh air.



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GROUND FLOOR

LIVING ROOM

4.23m (13'11") x 3.58m (11'9") max.
Window to front.

KITCHEN/DINING ROOM

4.55m (14'11") x 3.02m (9'11")
Fitted with a matching range of wall and base units complete with freestanding cooker, plumbing for washing machine and dishwasher, 1½ sink and drainer, window to rear and door out to garden.

SNUG

3.48m (11'5") x 2.47m (8'1")
Window to front.

DINING ROOM

2.60m (8'6") x 2.47m (8'1")
Double doors out to garden.



FIRST FLOOR

BEDROOM 1

3.59m (11'9") max. x 2.57m (8'5")
Window to rear, fitted wardrobe.

BEDROOM 2

3.13m (10'3") x 2.05m (6'9")
Window to front, fitted wardrobe.

BEDROOM 3

2.17m (7'1") x 1.87m (6'1")
Window to front.



BATHROOM

Fitted with a panelled bath which has electric shower over, low level WC and hand wash basin. Window to rear.

OUTSIDE

The front of the property is open plan and provides off road parking.

To the rear, the garden is laid mainly to lawn with patio area and storage shed.



SERVICES

Mains electricity, water and drainage. The property has electric heating.

The property has solar panels that are owned by the sellers.

TENURE

Freehold

Fenland District Council Tax band B

Energy rating D

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.

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