

Offers Over

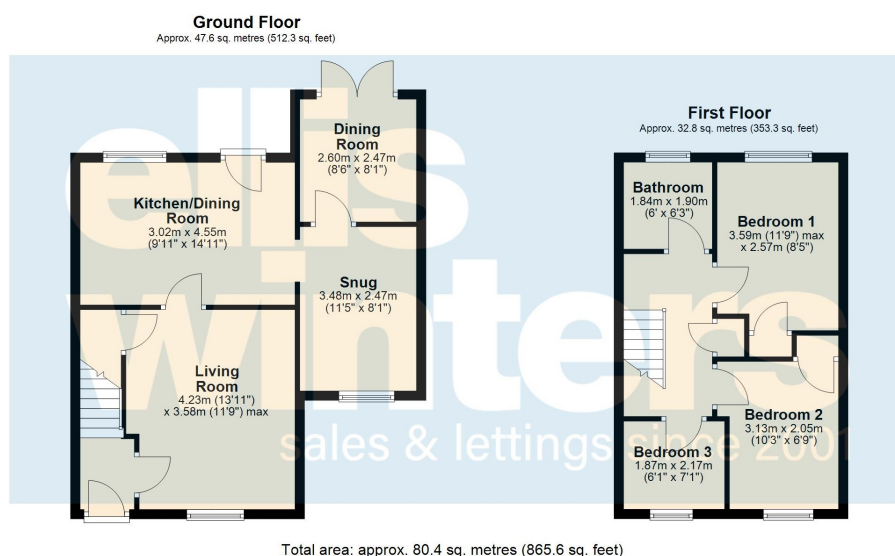
£190,000

Annabelle Avenue, Manea, Cambridgeshire PE15 0HX



To arrange a viewing call us now on 01354 694900

Ellis Winters is delighted to present this fabulous three-bedroom house, offering a surprising sense of space that's perfect for both family living and entertaining. Inside, you'll find separate living and dining rooms, providing plenty of room for relaxation and socializing, as well as a cosy snug—ideal for movie nights or quiet reading. The property also benefits from the convenience of off-road parking, ensuring you always have a spot. Outside, a private garden awaits, offering a peaceful 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

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 £40 + VAT (£48) per transaction, 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

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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