

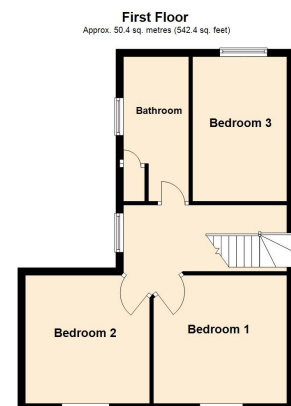
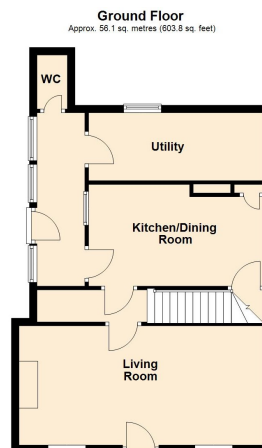
£210,000

East Street, Manea, Cambridgeshire PE15 0JJ



To arrange a viewing call us now on 01354 694900

Welcome to this charming DETACHED HOUSE, ideally situated with NO FORWARD CHAIN, making your move-in experience seamless and hassle-free. Boasting THREE SPACIOUS DOUBLE BEDROOMS, this home offers ample space for families or first time buyers seeking room to grow. Step outside to discover the GARDEN, perfect for outdoor entertaining or relaxation with potential for off-road parking if required. While some cosmetic updates are needed to truly make this space your own, the possibilities are endless. Don't miss your chance to transform this house into your dream home!



Total area: approx. 106.5 sq. metres (1146.2 sq. feet)

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## GROUND FLOOR

**Living Room**  
6.50m (21'4") x 3.18m (10'5")  
Entrance door leading in with windows to each side, fireplace.

**Kitchen/Dining Room**  
4.66m (15'3") x 2.71m (8'11") max  
Fitted with a matching range of wall and base units with space for under counter fridge, freestanding cooker, fireplace housing electric fire. Window to side.

**Utility**  
4.65m (15'3") x 1.81m (5'11")  
Fitted with base units, plumbing for washing machine, window to rear.

**WC**  
Fitted with a low level WC.

## OUTSIDE

The garden is located to the side and is laid to gravel for ease of maintenance. There are various feature shrubs. There is potential for off road parking if required.

## SERVICES

Mains electricity, water and drainage. The property has oil fired central heating

Tenure Freehold  
Council Tax Band B  
Energy rating E

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.



## FIRST FLOOR

**Bedroom 1**  
3.54m (11'7") x 3.42m (11'3")  
Window to front, feature fireplace.

**Bedroom 2**  
3.42m (11'3") x 3.30m (10'10")  
Window to front.

**Bedroom 3**  
3.81m (12'6") x 2.90m (9'6")  
Window to rear.

**Bathroom**  
3.85m (12'8") max. x 1.73m (5'8")  
Fitted with a panelled bath, low level wc and hand wash basin. Airing cupboard. Window to side.



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