



Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

elliswinters&co



£500,000

Station Road, Manea, Cambridgeshire PE15 0JL



To arrange a viewing call us now on 01354 694900

Welcome to this impressive property, ideally suited for those seeking a lucrative investment opportunity. With planning already in place for a House in Multiple Occupation (HMO), this substantial residence boasts at least 7 spacious bedrooms, making it perfect for accommodating multiple tenants. The property features a spacious kitchen and four bathrooms, ensuring comfort and convenience for all occupants. Additionally, a separate two-bedroom annex offers versatility, perfect for guest accommodation or as an extra rental space.

Outside, you'll find a garden area to the rear, providing a peaceful retreat, along with off-road parking for added convenience.

Don't miss the chance to own this fantastic property with immense potential!

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GROUND FLOOR

Reception 1
9.52m (31'3") x 6.12m (20'1")

Reception 2
5.44m (17'10") x 4.62m (15'2")

Reception 3
7.10m (23'4") x 4.36m (14'4")

Kitchen Area
3.85m (12'8") x 3.36m (11')

Kitchen Area
4.67m (15'4") x 3.92m (12'10")

Pantry
1.88m (6'2") x 1.03m (3'5")

FIRST FLOOR

Bedsit
7.21m (23'8") x 1.12m (3'8")

Bedroom 1
4.47m (14'8") x 4.46m (14'8")

Bedroom 2
4.47m (14'8") x 4.47m (14'8")

Bedroom 3
4.47m (14'8") x 4.05m (13'3")

Bedroom 4
3.06m (10') x 2.91m (9'7")

Utility
3.87m (12'8") max x 3.06m (10')

Annex Kitchen
3.73m (12'3") x 3.23m (10'7")

Annex Living Room
5.44m (17'10") x 3.23m (10'7")

Annex Bed 2
3.35m (11') x 2.85m (9'4")

Annex Bedroom 1
3.64m (11'11") x 3.23m (10'7")

AGENTS NOTE

Please see floorplan for layout and bathrooms. A new HMO compliant fire alarm system has been installed at the property.

SERVICES

Mains electricity, water and drainage.

Freehold

Energy rating E

Fenland District Council tax band TBC

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.