

# £210,000

Valentine Close, Manea, March, Cambridgeshire PE15 0LP



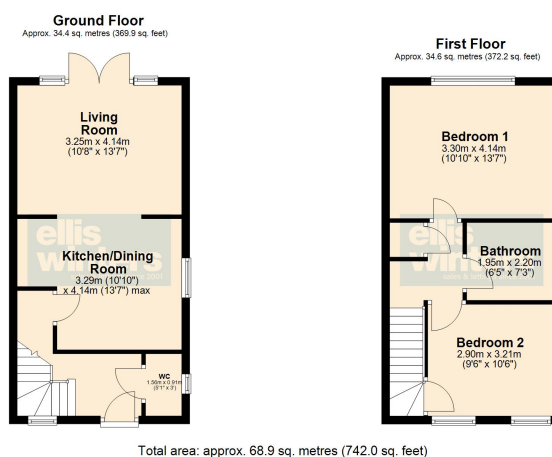
**To arrange a viewing call us now on 01354 694900**

Introducing this spacious two-bedroom semi-detached house, now available for sale with no onward chain, making it the perfect opportunity for a quick move. Inside, you'll find a well-designed layout that includes a bright kitchen/diner, ideal for family meals and entertaining guests. The comfortable living room offers a cozy retreat, while a ground floor cloakroom adds practicality for everyday living.

Upstairs, both double bedrooms provide ample room for relaxation, complemented by a well-appointed bathroom.

This home is perfect for those seeking comfort and convenience in a desirable location.

Don't miss out on the chance to make it yours!



Total area: approx. 68.9 sq. metres (742.0 sq. feet)

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## GROUND FLOOR

### Living Room

4.14m (13'7") x 3.25m (10'8")

Double doors leading out to rear garden.

### Kitchen/Dining Room

4.14m (13'7") max. x 3.29m (10'10")

Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, built-in washing machine, built-in dishwasher, built-in fridge/freezer, window to side.

### WC

1.56m (5'1") x 0.91m (3')

Fitted with a low level wc and hand wash basin. Window to side.



## FIRST FLOOR

### Bedroom 1

4.14m (13'7") x 3.30m (10'10")

Window to rear.

### Bedroom 2

3.21m (10'6") x 2.90m (9'6")

Two windows to front.

### Bathroom

Fitted with a panelled bath, low level wc and hand wash basin. Window to side.



## OUTSIDE

The front garden is open plan and laid to gravel and a long driveway to one side provides ample off road parking. To the rear, the fully enclosed garden a lawn plus a paved patio.



## SERVICES

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

### Freehold

Fenland District Council tax band B

Energy rating 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.

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