

Offers In Region Of

£125,000

Park Road, Manea, Cambridgeshire PE15 0LL



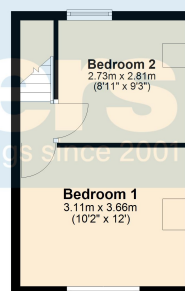
To arrange a viewing call us now on 01354 694900

Nestled in the heart of the SOUGHT-AFTER village of Manea and boasting convenient access to local amenities, this CHARMING two-bedroom COTTAGE is offered for sale with ****NO ONWARD CHAIN****, presenting a fantastic opportunity for those seeking a PROJECT brimming with POTENTIAL. While requiring some tender loving care, the property features a comfortable living room, a spacious kitchen/diner perfect for entertaining, a ground-floor bathroom, and two generously sized double bedrooms. Enjoy the privacy of a fully enclosed rear garden and the convenience of ample on-street parking nearby. This is a rare chance to create your dream home in a desirable location. Don't miss out!

Ground Floor
Approx. 33.0 sq. metres (355.7 sq. feet)



First Floor
Approx. 21.7 sq. metres (233.5 sq. feet)



Total area: approx. 54.7 sq. metres (589.2 sq. feet)

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GROUND FLOOR

Living Room

3.65m (12') x 3.07m (10'1")

Window to front, woodburning stove which is in need of replacement.

Kitchen/Dining Room

3.40m (11'2") x 3.31m (10'10")

Fitted with a matching electric range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, plumbing for washing machine and space for fridge/freezer, breakfast bar, window to rear and double doors out to garden.

Bathroom

Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Airing cupboard.



FIRST FLOOR

Bedroom 1

3.66m (12') x 3.11m (10'2")

Window to front.

Bedroom 2

2.81m (9'3") x 2.73m (8'11")

Window to rear.



OUTSIDE

The front garden is enclosed by a low level wall and is laid to gravel. To the rear, the garden is low maintenance and has patio area, gravel feature trees and storage shed. A rear gate leads to a walkway providing pedestrian access to the front.



SERVICES

Mains electricity, water and drainage.

Freehold

Fenland District Council tax band A

Energy rating E



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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