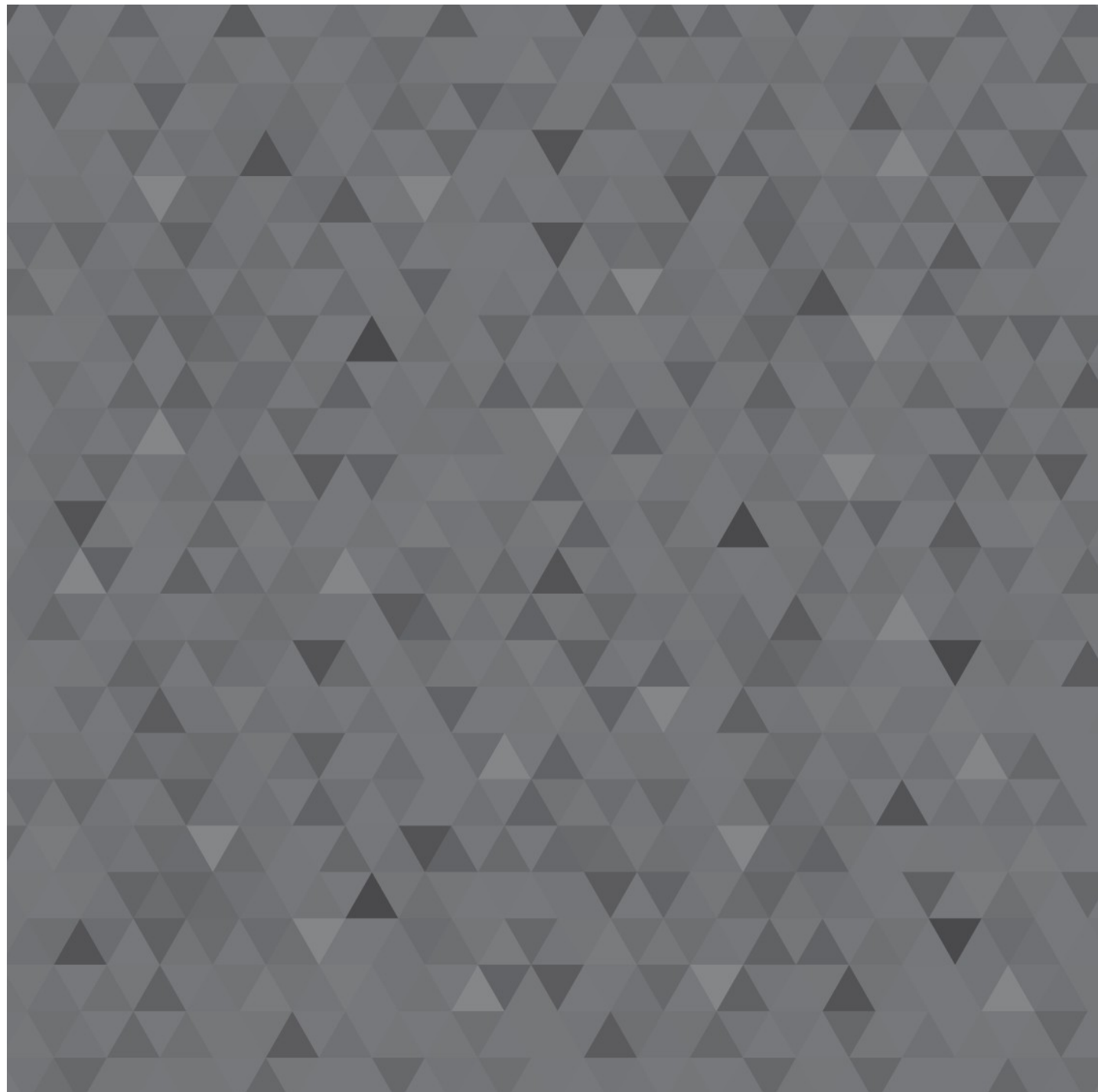




Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

elliswinters&co



£290,000

Station Road, Manea, Cambridgeshire PE15 0HE



To arrange a viewing call us now on 01354 694900

Escape the ordinary with this fabulous THREE-BEDROOM DETACHED character home! Offered with NO FORWARD CHAIN, this property presents a unique opportunity to embrace space, versatility, and a touch of timeless charm. Inside, discover separate living and dining rooms, a dedicated OFFICE space ideal for working from home, a MODERN KITCHEN, and a convenient ground floor SHOWER ROOM. Upstairs, you'll find three generously sized double bedrooms and a luxurious bathroom complete with a ROLL-TOP BATH, promising ultimate relaxation. Outside there is a good-sized garden perfect for relaxing and entertaining, together with a WORKSHOP, 'man cave' and fabulous games room/summerhouse. To complete the tick list, enjoy ample OFF-ROAD PARKING for all the family!

elliswinters&co

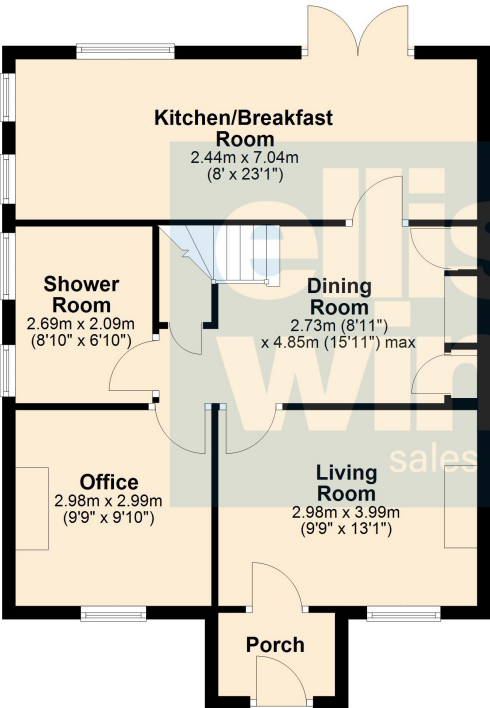
£290,000

Station Road, Manea, Cambridgeshire PE15 0HE



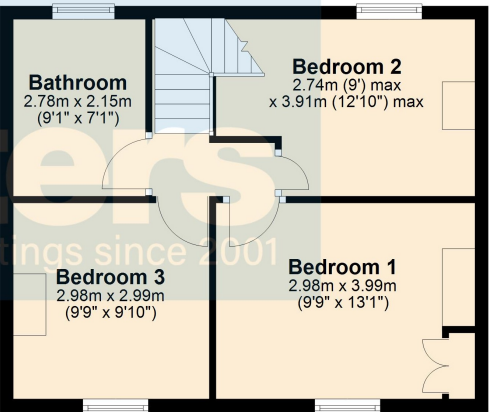
Ground Floor

Approx. 61.0 sq. metres (656.1 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 102.2 sq. metres (1100.5 sq. feet)

Ground Floor

Kitchen/Breakfast Room
7.04m (23'1") x 2.44m (8')
Fitted with a modern range of wall and base units with bamboo worktops housing freestanding range style electric cooker, with induction top, plumbing for washing machine and space for fridge/freezer, space for dishwasher if required, windows to both side and rear

Dining Room
4.85m (15'11") max x 2.73m (8'11")
Stairs rising to first floor, under stairs cupboard and alcove cupboards

Living Room
3.99m (13'1") x 2.98m (9'9")
Window to front, feature fireplace

Office
2.99m (9'10") x 2.98m (9'9")
Window to front, fireplace housing woodburner

Shower Room
Fitted with a double shower cubicle, low level wc and hand wash basin. Two windows to side

First Floor

Bedroom 1
3.99m (13'1") x 2.98m (9'9")
Window to front, fitted wardrobe

Bedroom 2
3.91m (12'10") max x 2.74m (9') max
Window to rear

Bedroom 3
2.99m (9'10") x 2.98m (9'9")
Window to front, fitted wardrove

Bathroom
Re-fitted with a stunning freestanding roll top bath, separate double corner shower cubicle, low level wc and hand wash basin. Window to rear

Outside

The front garden has driveway for two vehicles and a side gate plus double 5 bar gate opens onto an additional parking area for several vehicles. The LPG gas tank is located here.

To the rear, the garden is paved for ease of maintenance with patio area, separate play area with safety rubber flooring, raised borders, shed with power and light, 'man cave' with wifi, power and light plus additional storage section and dog kennel. There is also a fabulous games room which is fully insulated and has electric heater and wifi. The pool table and TV are negotiable.

Services

Mains electricity, water and drainage. Heating is LPG gas. There is an electric car charging point by the front driveway.

Agents Note

Please note the kitchen extension had subsidence in approx 2013. All works were completed via the insurance company and all paperwork is available. There have been no issues with movement since the works were completed and the main house was never affected.

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.

EPC F

Tenure Freehold
Council Tax B

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.

elliswinters&co