

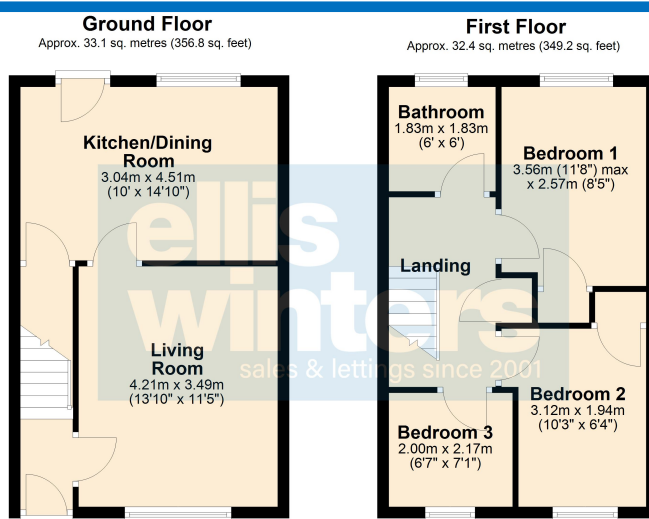
# £180,000

Williams Way, Manea, Cambridgeshire PE15 0HU



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

Beautifully UPDATED throughout, this three-bedroom, mid-terrace home is ready to move in and start enjoying. Set overlooking a tranquil green, the property offers a SPACIOUS living room, a re-fitted kitchen/diner, and three well-proportioned bedrooms complemented by a modern bathroom. Outside, there is a low-maintenance rear garden and allocated PARKING for convenient off-road parking. A stylish, low-fuss home ideal for first-time buyers, downsizers, or investors seeking a reliable rental.



Total area: approx. 65.6 sq. metres (706.0 sq. feet)

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## GROUND FLOOR

**Living Room**  
4.21m (13'10") x 3.49m (11'5")  
Window to front.

**Kitchen/Dining Room**  
4.51m (14'10") x 3.04m (10')  
Re-fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, space for fridge, freezer, washing machine plumbed in and included, integrated dishwasher, window to rear and door out to garden.



## FIRST FLOOR

**Bedroom 1**  
3.56m (11'8") max. x 2.57m (8'5")  
Window to rear, fitted wardrobe.

**Bedroom 2**  
3.12m (10'3") x 1.94m (6'4")  
Window to front, fitted wardrobe.

**Bedroom 3**  
2.17m (7'1") x 2.00m (6'7")  
Window to front.

**Bathroom**  
1.83m (6') x 1.83m (6')  
Re-fitted with a panelled bath which has shower over, low level wc and hand wash basin set within vanity unit. Window to rear.



## OUTSIDE

There is a low maintenance garden to the rear set with gravel for ease of maintenance. A rear gate leads to the parking area where there are two allocated spaces.

## SERVICES

Mains electricity, water and drainage. The property has a new Wi-Fi controlled electric heating system.

## AGENTS NOTE

Since the EPC was issued, the new heating system has been installed, additional loft insulation.



Freehold

Energy rating D

Fenland District Council tax band B

## 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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