

# £135,000

Barkclay Court, Manea, Cambridgeshire, PE15 0HS

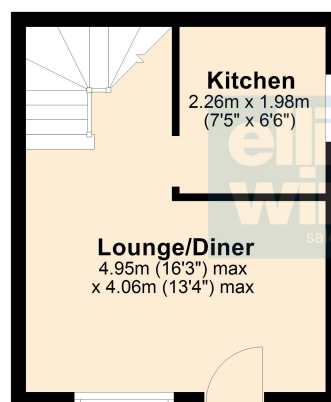


To arrange a viewing call us now on 01354 694900

This fabulous ONE-BEDROOM CLUSTER HOME is perfectly positioned in the village of Manea, making it an ideal first-time purchase or investment buy. The property is freehold and offers a MODERN KITCHEN and a CONTEMPORARY SHOWER ROOM, along with a comfortable lounge/diner and a well-sized bedroom. A dedicated PARKING SPACE is allocated to the rear, with an additional space at the front and a small patio area enhancing outdoor living. An excellent opportunity to own a low-maintenance home in a desirable village setting.

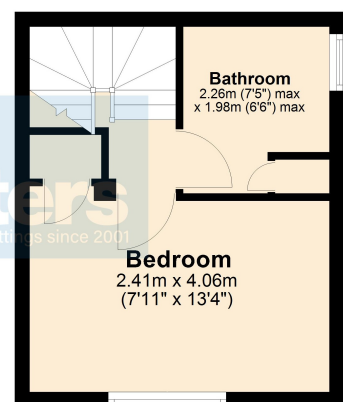
#### Ground Floor

Approx. 20.1 sq. metres (216.2 sq. feet)



#### First Floor

Approx. 20.1 sq. metres (216.6 sq. feet)



Total area: approx. 40.2 sq. metres (432.8 sq. feet)

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## Ground Floor

### Lounge/Diner

4.95m (16'3") max x 4.06m (13'4") max  
Window to front, stairs rising to first floor,  
under stairs storage cupboard

### Kitchen

2.26m (7'5") x 1.98m (6'6")  
Fitted with a modern range of wall and base  
units housing single electric oven and four  
ring ceramic hob with extractor over, single  
sink and drainer, plumbing for washing  
machine and space for fridge/freezer.  
Window to side.



## First Floor

### Bedroom

4.06m (13'4") x 2.41m (7'11")  
Window to front, fitted wardrobe

### Bathroom

2.26m (7'5") max x 1.98m (6'6") max  
Fitted with a double corner shower cubicle,  
low level wc and hand wash basin set within  
vanity unit. Window to side



## Outside

The front garden is open plan with an area of  
hard standing creating additional parking.  
There is also a small patio area for those  
quieter moments. To the rear, there is  
allocated parking for one vehicle plus a  
communal garden area.



## Services

Mains electricity, water and drainage. The  
property has electric heating

Tenure Freehold  
Council Tax Band A  
EPC D



## 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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