

# £175,000

Providence Place, Manea, March, Cambridgeshire  
PE15 0JF



To arrange a viewing call us now on 01354 694900

First-time buyers, stop scrolling! This CHARMING two-bedroom end terrace has cosy vibes, heaps of CHARACTER, and NO UPWARD CHAIN — all within easy reach of Manea Railway Station. It's the perfect mix of cute and convenient... don't let this one get away! The property is comprised of an entrance inner hall, fitted kitchen, sitting room, bathroom on the ground floor, while on the first floor there is two bedrooms. You will find a low maintenance rear garden and parking.

#### Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



#### First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 61.7 sq. metres (664.4 sq. feet)

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## GROUND FLOOR

### Inner Hall

Part double glazed window to side, radiator, stairs to first floor, open to kitchen and door to the bathroom.

### Bathroom

2.49m (8'2") x 1.47m (4'10")

Double glazed obscured window to side, pedestal wash hand basin, panelled bath with mixer tap shower over, low level W.C, tiled floor, heated towel rail and partly tiled.

### Kitchen

4.11m (13'6") x 3.38m (11'1")

Double glazed window to rear, range of wall and base units with worktop over, space and plumbing for a washing machine space for electric cooker, space for fridge freezer, single bowl with mixer tap, wooden flooring.



You will find a very low maintenance rear garden which is comprised of two gated access to the property, you will find grey slate, partly slabbed, shed to remain.

## AGENTS NOTE

Vendor advises that the loft has been fully insulated with spray foam. Interested parties are advised to make their own enquiries with mortgage providers and insurers, as policies on this type of insulation may vary.

## SERVICES

Mains electricity, water and drainage are connected.

Oil fired central heating.

## Freehold

Energy rating - E

Fenland District Council tax band A

## 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 £49 + VAT 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.

## FIRST FLOOR

### Bedroom 1

4.01m (13'2") x 3.37m (11'1")

plus 2.32m (7'7") x 2.32m (7'7")

Double glazed window to front, radiator, coving to the ceiling and access to the loft access.

### Bedroom 2

3.98m (13'1") x 3.38m (11'1")

plus 2.32m (7'7") x 2.32m (7'7")

Double glazed window to rear, radiator, built in cupboard housing the hot water tank and coving to the ceiling.

## OUTSIDE

There is a shared driveway at the front of the property, which leads to the properties on Providence Place, there is parking available.

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