

# £1,500 pcm

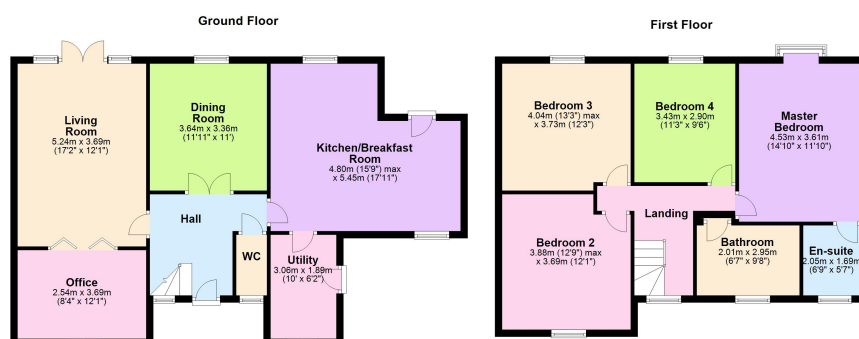
Cathedral View, Manea, March,  
Cambridgeshire PE15 0GN



To arrange a viewing call us now on 01354 694900

Deposit £1,730

Available end December, this substantial four bedroom detached executive home has spacious living room with office area off, separate dining room plus a large kitchen/breakfast room with utility in support. Upstairs all four bedrooms are doubles with the master having an en-suite bathroom. There is of course, the family bathroom plus the convenience of a ground floor WC. Outside is an extensive fully established garden plus a double garage and off road parking. For more information or to book a viewing, call us now.



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## GROUND FLOOR

### HALL

Stairs rising to first floor with cupboard under.

### WC

Fitted with a low level WC and hand wash basin. Window to front.

### LIVING ROOM

5.24m (17'2") x 3.69m (12'1")

Double doors leading out to the rear garden, feature fireplace. Folding doors leading into office.

### OFFICE

3.69m (12'1") x 2.54m (8'4")

Window to front.

### DINING ROOM

3.64m (11'11") x 3.36m (11')

Window to rear, double doors into hall.



### KITCHEN/BREAKFAST ROOM

5.45m (17'11") x 4.80m (15'9") max.

Fitted with a matching range of wall and base units housing eye level double electric oven and four ring electric hob with extractor hood over, integrated fridge and freezer, tiled floor, windows to both rear and front, door out to garden.



### UTILITY

3.06m (10') x 1.89m (6'2")

Single sink and drainer with water softener, plumbing for washing machine and space for tumble drier, oil boiler, airing cupboard, window to front.



## FIRST FLOOR

### MASTER BEDROOM

4.53m (14'10") x 3.61m (11'10")

Box window to rear.



### EN-SUITE

Fitted with a panelled bath with mains shower over, low level WC and hand wash basin.

Window to front

### BEDROOM 2

3.88m (12'9") max. x 3.69m (12'1")

Window to front.

### BEDROOM 3

4.04m (13'3") max. x 3.73m (12'3")

Window to rear.

### BEDROOM 4

3.43m (11'3") x 2.90m (9'6")

Window to rear.

### BATHROOM

Fitted with a panelled bath with mains shower over, low level WC and hand wash basin.

Window to front

## OUTSIDE

The front garden is block paved to provide off road parking, plus there are areas of mature shrubs. The double garage has standard up and over doors, power and light. There is a separate courtesy door to the rear of the garage. The extensive rear garden is laid to lawn with mature shrub borders and a paved patio area.

## SERVICES

Mains electricity, water and drainage. The property has oil fired central heating.

## INITIAL LENGTH OF TENANCY

6 months

## Energy rating - D

Fenland District Council Tax band - E

## Tenant Reference and Credit Checks

As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR).

The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

## 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 tenants conduct their own due diligence before making any decisions.

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