



Cox Way, Manea PE15 0FA

welcome to
Cox Way, Manea

Calling all first time buyers/ Investors! Well presented two bedroom semi detached home - Popular Village of Manea - Kitchen/ Dining Room
Ground Floor WC & Family Bathroom - Solar Panels - Enclosed Rear Garden & Multi Vehicle Block Paved Driveway



Entrance Door
to

Hall

Radiator. Stairs leading up and under stairs storage

W.C

Vinyl floor covering-window to the front- low level WC -pedestal hand wash basin and a wall heater

Lounge

Window to the front and side. Electric wall heater and electric feature fireplace.

Kitchen

Door to the side. Window to the front & side. Range of base cabinets and matching wall units with single bowl sink and mixer taps with tiled splashbacks. Vinyl floor coverings. A selection of under counter space for freestanding appliances, washing machine, dishwasher space for freestanding fridge freezer. Oven and hob with cooker hood above.

Stairs To First Floor

Bedroom One

Window to the side and front. TV and telephone points. Wall heater.

Bedroom Two

Window to the front and side. Radiator. Loft access. Airing cupboard with the water tan. Walk in wardrobe. Loft access with boarded space.

Bathroom

Window to the side. Low level WC. Vanity combi unit. Heated towel rail. Extractor fan. Vinyl flooring. Tiled walls. Panelled bath with thermostatic shower over.

Outside

Enclosed rear garden has slabbed patio seating areas with outside sockets, a raised pond, gated side access, decked seating areas with pergola over, shed and play area as well as outside sockets.

The property features block paved parking for multiple vehicles and slabbed paths leading to front door.

Note:

Yearly Estate Charges : £108.47 (as of April 2026)



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Cox Way, Manea

- Two Bedroom Semi Detached House
- Solar Panels
- Ground Floor WC
- Spacious Lounge
- Modern Kitchen / Dining Room
- Family Bathroom to First Floor
- Driveway with parking for multiple vehicles
- Village location with good amenities & rail links

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

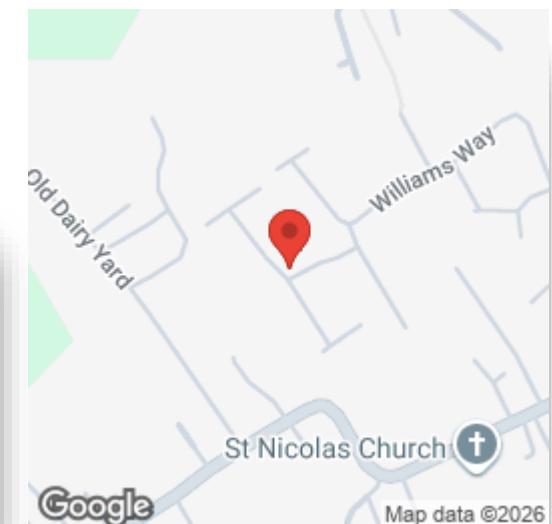
£190,000



Total floor area 75.7 m² (815 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Please note the marker reflects the postcode not the actual property



Property Ref:
MCH114351 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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