

£170,000

Annabelle Avenue, Manea, March, Cambridgeshire

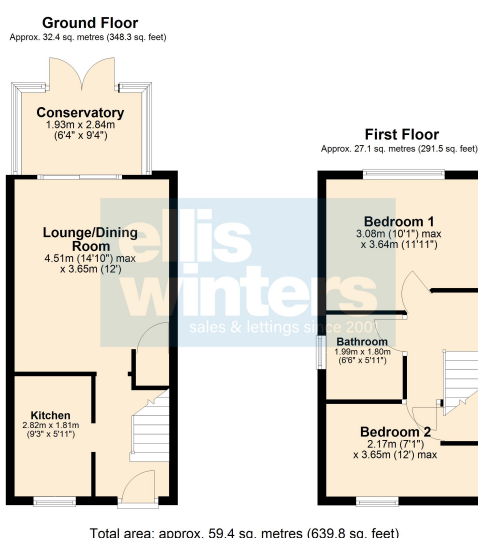
PE15 0HX



To arrange a viewing call us now on 01354 694900

This CHAIN-FREE, two-bedroom DETACHED HOUSE offers flexible, easy living in a desirable setting. The inviting lounge/diner provides a sociable space for daily life, flowing into a CONSERVATORY that overlooks the enclosed rear garden. A practical kitchen completes the ground floor. Upstairs, two double bedrooms share a family bathroom.

Externally, a driveway provides off-road parking, with an enclosed garden to the rear offering privacy and space for outdoor enjoyment.



ellis winters
sales & lettings since 2001

£170,000

Annabelle Avenue, Manea, March, Cambridgeshire
PE15 0HX



GROUND FLOOR

Kitchen

2.82m (9'3") x 1.81m (5'11")

Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, plumbing for washing machine and space for fridge/freezer, window to front.



Lounge/Dining Room

4.51m (14'10") max. x 3.65m (12')

Feature fireplace, patio doors into conservatory.

Conservatory

2.84m (9'4") x 1.93m (6'4")

Brick and upvc construction with tiled floor, electric heater and double doors out to garden.



FIRST FLOOR

Bedroom 1

3.64m (11'11") x 3.08m (10'1") max.

Window to rear.

Bedroom 2

3.65m (12') max. x 2.17m (7'1")

Window to front.



Bathroom

1.99m (6'6") x 1.80m (5'11")

Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to side.

OUTSIDE

The front garden is open plan and laid to lawn. A driveway to one side provides off road parking for two vehicles.

To the rear, the partially walled garden is laid mainly to lawn with patio area and feature shrubs.

SERVICES

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

Freehold

Energy rating TBC

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 £66.67 plus VAT per transaction (£80 inc VAT), 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.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

ellis winters
sales & lettings since 2001

