

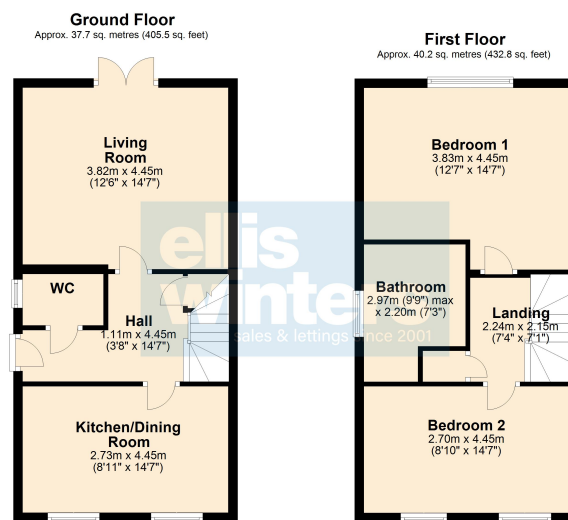
# £190,000

Westfield Road, Manea, March, Cambridgeshire PE15 0LN



**To arrange a viewing call us now on 01354 694900**

An opportunity to acquire a WELL PROPORTIONED two bedroom semi-detached home with NO UPWARD CHAIN. Deceptively spacious and WELL-PRESENTED, this home offers flexible living with a sociable kitchen/diner and a light, airy living room with direct access to the rear garden. A convenient CLOAKROOM serves the ground floor, whilst upstairs there are two DOUBLE bedrooms and a bathroom with a walk-in shower and a separate bath. The property benefits from a good-sized rear garden, plus off-road PARKING at the front and a single GARAGE to the rear for extra storage or parking. This property is an ideal match for first time buyers, downsizers or city commuters seeking a village location with excellent amenities and rail connections to Cambridge, Ely and Peterborough.



Total area: approx. 77.9 sq. metres (838.4 sq. feet)

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## GROUND FLOOR

### Kitchen/Dining Room

4.45m (14'7") x 2.73m (8'11")

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

### Living Room

4.45m (14'7") x 3.82m (12'6")

Laminate flooring, double patio doors out to rear garden.

### Downstairs Cloakroom

Fitted with a low level wc and hand wash basin. Window to side.



## FIRST FLOOR

### Bedroom 1

4.45m (14'7") x 3.83m (12'7")

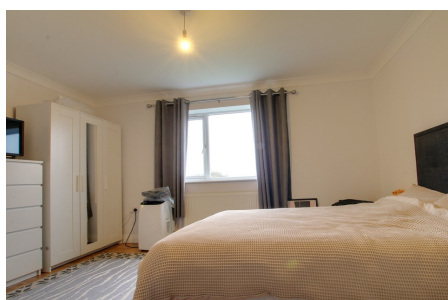
A generous double bedroom with space for wardrobes and storage. Laminate flooring. Window to rear.



### Bedroom 2

4.45m (14'7") x 2.70m (8'10")

A versatile second double bedroom, laminate flooring. Two windows to front.



### Bathroom

Fitted with a double walk-in shower cubicle, separate panelled bath, low level wc and hand wash basin. Vinyl flooring. Window to side.

### Outside Space and Garage

The front of the property features low-maintenance off-road parking. To the rear, the good-sized garden is laid mainly to lawn with a secure fenced boundary and gated access to the garage.



The property features a separate single garage equipped with full electrical power and lighting alongside an additional parking space.

Fenland District Council tax band B  
Energy rating C

### 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 (£80 inc 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.

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