



## Westfield Road, Manea, March, Cambs, PE15 0LN

Village Location - Mid Terraced House - 2 Bedrooms - Kitchen - Lounge & Dining Areas - Shower Room - Front & Rear Gardens - Driveway Parking To Rear - Garage/Workshop - Call To View (01354) 696700

**£190,000**



#### Ground Floor

##### Entrance

Double glazed entrance door, radiator and stairs to first floor.

##### Lounge Area

4.00m (13'2") x 3.08m (10'1") max  
Double glazed window to front, radiator, laminate flooring and open plan with dining area.

##### Dining Area

4.95m (16'3") x 3.14m (10'4")  
Under stairs storage cupboard, radiator, laminate flooring, open plan with lounge area and double glazed double doors to enclosed rear garden.

##### Kitchen

4.18m (13'9") x 2.40m (7'10")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for large fridge/freezer and tumble dryer, space for cooker with extractor

hood over, double glazed window to side, radiator, tiled flooring and door to rear garden.

#### First Floor

##### Bedroom 1

3.76m (12'4") x 3.11m (10'2")  
Double glazed window to front, over-stairs storage cupboard and radiator.

##### Bedroom 2

3.18m (10'5") x 2.42m (8'1")  
Double glazed window to rear and radiator.

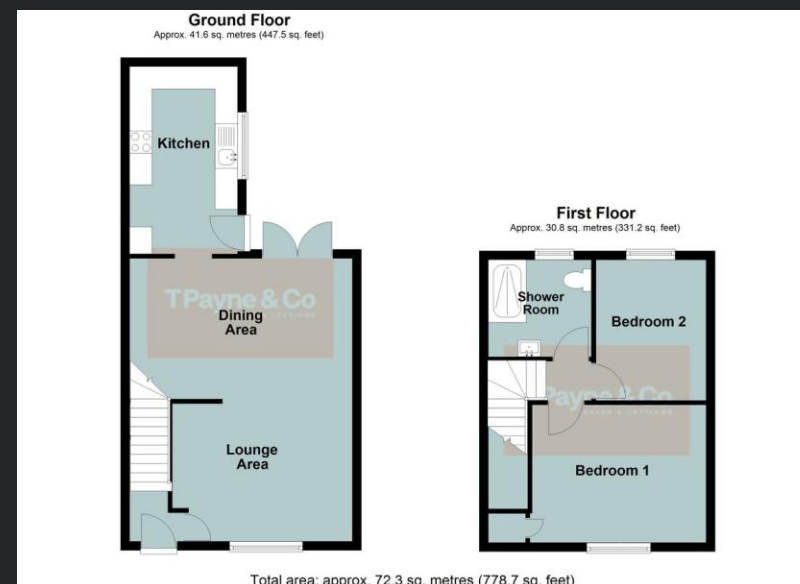
##### Shower Room

Fitted with three piece suite enclosure, wash hand basin with storage under and low-level WC, fully tiled walls, heated towel rail, extractor fan, double glazed window to rear and vinyl flooring.

#### Outside

An enclosed front garden laid to gravel has a pathway leading to the front entrance door while the enclosed rear garden is mostly laid to lawn with patio area, greenhouse, garage/workshop and off road parking to the rear for several vehicles.

EPC Rating: TBC



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.