



## Providence Place, Manea, March, Cambs, PE15 0JF

No Upward Chain - Mid Terraced House - 2 Double Bedrooms - Kitchen/Breakfast Room & Utility - Lounge - Ground Floor Shower Room - Low Maintenance Rear Garden - Off Road Parking & Garage - Call To View (01354) 696700

**£140,000**



## Ground Floor

**Kitchen/Breakfast Room**  
3.62m (11'11") x 2.82m (9'3")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, freestanding cooker, space for fridge, radiator, vinyl flooring, window to lean to and side, serving hatch and door to:

**Lounge**  
6.79m (22'3") x 3.93m (12'11")  
Window to front, fitted carpet, radiator and stairs to first floor.

**Rear Lobby**  
2.08m (6'10") x 1.27m (4'2")  
Storage cupboard and door to:

**Shower Room**  
2.36m (7'9") x 1.58m (5'2")  
Fitted with three-piece suite with comprising a shower enclosure, wash hand basin and WC, radiator and window to side and rear.

**Lean-to**  
Entrance door and windows to side, radiator and door to:

**Utility**  
2.57m (8'5") x 2.26m (7'5")  
Fitted with a matching range of base and eye level units with worktop space over, sink, plumbing for washing machine and window to side.

## First Floor

**Bedroom 1**  
3.57m (11'9") x 3.26m (10'8")  
Window to front, built in wardrobe, fitted carpet and radiator.

**Bedroom 2**  
3.29m (10'10") x 3.25m (10'8")  
Window to rear, built in wardrobe, fitted carpet and radiator.

**Outside**  
The property has off road parking in front of the single garage, accessed via a shared driveway. There is side gate access into the low maintenance rear garden which has two sheds with power.

EPC - 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.