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**£315,000**

High Street, Manea, March, Cambridgeshire PE15 0JA



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

An UNUSUAL three-bedroom DETACHED family home, this property began life as a Police House and even features a former holding cell, adding a QUIRKY piece of history to its character.

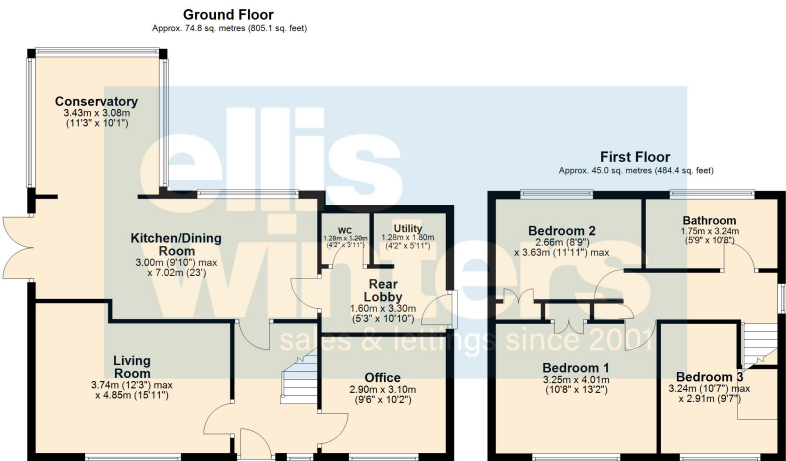
Set on a GENEROUS PLOT with a garden to one side and a yard to the other, this property would suit someone with an interest in cars or simply in need of good off road parking. The ground-floor accommodation comprises a kitchen/diner, living room, office, utility room and a WC. Upstairs there are three generously sized bedrooms and a family bathroom.

A DISTINCTIVE HOME offering plenty of character, flexible living space and lots of potential.



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Total area: approx. 119.8 sq. metres (1289.5 sq. feet)

GROUND FLOOR

Living Room  
4.85m (15'11") x 3.74m (12'3") max.  
Window to front, laminate floor.

Office  
3.10m (10'2") x 2.90m (9'6")  
Window to front.

Kitchen/Dining Room  
7.02m (23') x 3.00m (9'10") max.  
Fitted with a matching range of wall and base units housing double electric oven and four ring ceramic hob with extractor over, integrated fridge and freezer, 1½ sink and drainer, oil boiler, pantry cupboard, window to rear at kitchen end and double doors out to side patio on dining end.

Rear Lobby  
3.30m (10'10") x 1.60m (5'3")  
Door out to garden.

Utility  
1.80m (5'11") x 1.28m (4'2")  
Formerly the Police holding cell, wood panelled walls, plumbing for washing machine and space for tumble drier.

WC  
1.28m (4'2") x 1.20m (3'11")  
Fitted with a low level wc.

Conservatory  
3.43m (11'3") x 3.08m (10'1")  
Brick and upvc construction with solid roof, open to dining area.

FIRST FLOOR

Bedroom 1  
4.01m (13'2") x 3.25m (10'8")  
Window to front, fitted wardrobe.

Bedroom 2  
3.63m (11'11") max. x 2.66m (8'9")  
Window to rear, fitted wardrobe.

Bedroom 3  
3.24m (10'7") max. x 2.91m (9'7")  
Window to front.

Bathroom  
3.24m (10'8") x 1.75m (5'9")  
Fitted with a double width shower cubicle (mains shower), separate panelled bath, low level wc and hand wash basin. Window to rear.

OUTSIDE

To the front of the property, the garden is enclosed by a low level wall. To the rear the wrap around garden comprises lawn with decked patio area and established borders. There is also a yard area with extensive parking plus a single garage which has power and light.

SERVICES  
Mains electricity, water and drainage. The property has oil fired central heating.

Freehold  
Fenland District Council tax band C  
Energy rating E

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 £49 + 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  
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