

# £190,000

Rutland Way, Manea, March,  
Cambridgeshire PE15 0HJ

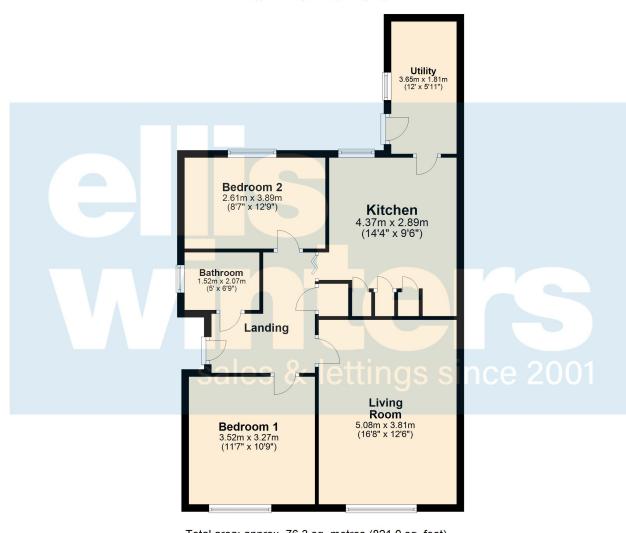


To arrange a viewing call us now on 01354 694900

Coming to the open market for the first time, this TWO-BEDROOM SEMI-DETACHED bungalow is situated in the sought-after village of Manea. Offering comfortable living all on one level, the property provides an excellent opportunity for buyers looking to put their own stamp on a home, as it would benefit from cosmetic updating throughout. Externally, there is a PARKING space and a manageable garden, making this a great option for those seeking a peaceful village lifestyle with CONVENIENCE close at hand.

Ground Floor

Approx. 76.3 sq. metres (821.0 sq. feet)



Total area: approx. 76.3 sq. metres (821.0 sq. feet)

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#### Entrance Hall

"L" Double glazed obscured window and door to side, radiator, built in storage cupboard, access to loft hatch.

#### Living Room

5.08m (16'8") x 3.81m (12'6")  
Double glazed window to front, two radiators, coving to ceiling, partly built brick mantle along one wall.

#### Kitchen

4.37m (14'4") x 2.89m (9'6")  
Double glazed window to side, glazed door to utility, oil fired boiler, two built in pantries, built in airing cupboard housing the hot water tank, radiator, wall and base units with worktop over with single bowl and drainer with mixer tap, space for electric cooker, electric extractor fan and space for fridge freezer.

#### Utility

3.65m (12') x 1.81m (5'11")  
Partly double glazed obscured door to side, double glazed window to side, plumbing for washing machine, space for tumble dryer, space for fridge freezer, base units with worktop over.

#### Bedroom 1

3.52m (11'7") x 3.27m (10'9")  
Double glazed window to front, radiator, electric consumer unit and coving to the ceiling.

#### Bedroom 2

3.89m (12'9") x 2.61m (8'7")  
Double glazed window to rear, radiator and coving to the ceiling.

#### Bathroom

2.07m (6'9") x 1.52m (5')  
Double glazed obscured window to side, low level WC, pedestal wash hand basin, panelled bath with electric shower over, radiator and fully tiled.

#### OUTSIDE

The front is mainly laid to lawn with a pathway to side and flower beds.

At the rear of the property there is a partly slabbed patio area, mainly laid to lawn, enclosed by Conifer trees, shed to remain, two outside storage sheds, oil tank, outside tap and a gate which leads to a parking area.

#### Tenure Freehold

Fenland District Council Tax Band A  
Energy rating D

#### 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

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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