

# £160,000

Westfield Road, Manea, Cambridgeshire PE15 0LN



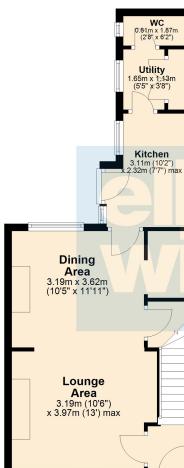
**To arrange a viewing call us now on 01354 694900**

Offered for sale with NO FORWARD CHAIN and in need of some UPDATING, this property sits on a SUBSTANTIAL plot with off-road parking and rear vehicular access. The accommodation comprises a lounge/diner, kitchen, two bedrooms and a bathroom, providing a solid footprint with potential for modernisation. While worthy of cosmetic and structural updates, the home offers excellent scope to enhance value, including possibilities for extension (subject to planning permission) and improved outdoor space. An IDEAL PROJECT for buyers seeking to personalise a home on a generous plot.

Viewing comes highly recommended to appreciate the potential.

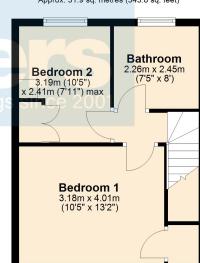
#### Ground Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



#### First Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



Total area: approx. 75.5 sq. metres (813.1 sq. feet)

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## GROUND FLOOR

Lounge Area  
3.97m (13') max. x 3.19m (10'6")  
Window to front, open plan to:

Dining Area  
3.62m (11'11") x 3.19m (10'5")  
Window to rear, fireplace housing multi-fuel burner.

Kitchen  
3.11m (10'2") x 2.32m (7'7") max.  
Fitted with wall and base units with space for a freestanding cooker, plumbing for washing machine and space for fridge. Two windows to side.

Utility  
1.65m (5'5") x 1.13m (3'8")  
Base storage unit, hand wash basin, window to side.

WC  
1.87m (6'2") x 0.81m (2'8")  
Fitted with a low level wc and hand wash basin. Window to side.

## FIRST FLOOR

Bedroom 1  
4.01m (13'2") x 3.18m (10'5")  
Window to front, over stairs storage cupboard.

Bedroom 2  
3.19m (10'5") x 2.41m (7'11") max.  
Window to rear, airing cupboard.

Bathroom  
2.45m (8') x 2.26m (7'5")  
Fitted with a panelled bath, low level wc and hand wash basin. Window to rear.

## OUTSIDE

The front garden is open plan providing off road parking. There is also a rear vehicular access with additional parking if required. The extensive rear garden is a blank canvas for the purchaser to create their own peaceful haven.

Please note the fence is down between this property and the neighbouring one.

## SERVICES

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

## Freehold

Fenland District Council tax band A  
Energy rating TBC

## 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 £40 plus VAT per transaction (£48 inc VAT), 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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