

£1,200 pcm

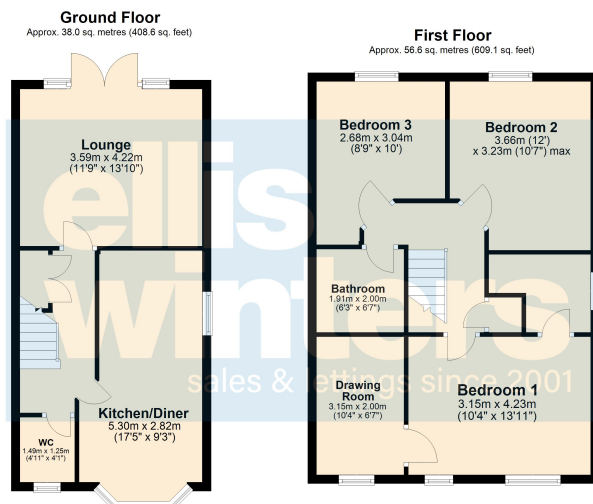
Westfield Road, Manea, Cambridgeshire
PE15 0LN



To arrange a viewing call us now on 01354 694900

Deposit £1,384

Well-presented three-bedroom semi-detached home situated in the highly sought-after village of Manea. The ground floor offers a welcoming entrance hall, a convenient downstairs WC, and a stylish kitchen/diner fitted with integrated appliances. To the rear of the property is a spacious lounge featuring French doors that open onto the enclosed rear garden. The property also benefits from off-road parking to the rear. Upstairs, the accommodation comprises a generous master bedroom complete with a dressing room and en-suite shower room, along with two further double bedrooms and a modern family bathroom.

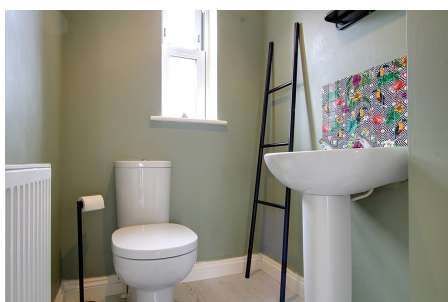


Total area: approx. 94.5 sq. metres (1017.7 sq. feet)

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The ground floor offers a welcoming entrance hall, a convenient downstairs WC, and a stylish kitchen/diner fitted with integrated appliances. To the rear of the property is a spacious lounge featuring French doors that open onto the enclosed rear garden. The property also benefits from off-road parking to the rear.

Upstairs, the accommodation comprises a generous master bedroom complete with a dressing room and en-suite shower room, along with two further double bedrooms and a modern family bathroom.

This attractive home is perfect for families and professionals alike. Early viewing is highly recommended to fully appreciate all that this property has to offer.

GROUND FLOOR

WC
1.49m (4'11") x 1.25m (4'1")

Kitchen/Diner
5.30m (17'5") x 2.82m (9'3")

Lounge
4.22m (13'10") x 3.59m (11'9")

FIRST FLOOR

Bedroom 1
4.23m (13'11") x 3.15m (10'4")

Dressing Room
3.15m (10'4") x 2.00m (6'7")

En-suite
1.78m (5'10") x 1.48m (4'10")

Bedroom 2
3.66m (12') x 3.23m (10'7")

Bedroom 3
3.04m (10') x 2.68m (8'9")

Bathroom
2.00m (6'7") x 1.91m (6'3")

SERVICES

Oil fired heating, mains water and drainage, electricity.

Fenland District Council tax band B
Energy rating tbc

Tenant Reference and Credit Checks

As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR).

The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

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 tenants conduct their own due diligence before making any decisions.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk