

# £175,000

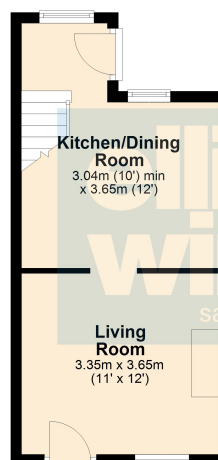
School Lane, Manea, March, Cambridgeshire PE15 0JN



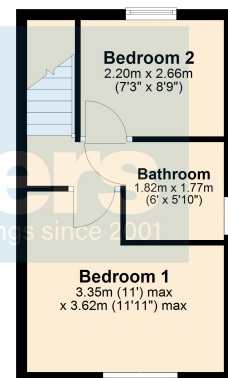
**To arrange a viewing call us now on 01354 694900**

This delightful two bedroom semi detached COTTAGE offers a wonderful blend of period charm and modern living, with a warm and inviting living room centred around a WOOD BURNING stove, perfect for cosy evenings. The property boasts a smartly fitted contemporary kitchen and a stylish modern bathroom, both finished to a high standard. Externally, the home enjoys the rare advantage of off road parking to one side, adding everyday convenience, along with a fully enclosed garden that provides a private and secure outdoor space ideal for relaxing or entertaining. Altogether, this appealing cottage is perfectly suited to those seeking character, comfort and practicality in equal measure.

**Ground Floor**  
Approx. 26.1 sq. metres (280.7 sq. feet)



**First Floor**  
Approx. 23.7 sq. metres (255.6 sq. feet)



Total area: approx. 49.8 sq. metres (536.2 sq. feet)

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## GROUND FLOOR

### Living Room

3.65m (12') x 3.35m (11')

Window to front, fireplace housing wood burner.

### Kitchen/Dining Room

3.65m (12') x 3.04m (10') min.

Fitted with a matching range of wall and base units complete with freestanding electric cooker, 1 ½ sink and drainer, plumbing for washing machine and space for fridge/freezer, stairs rising to first floor, two windows to rear and door out to garden.

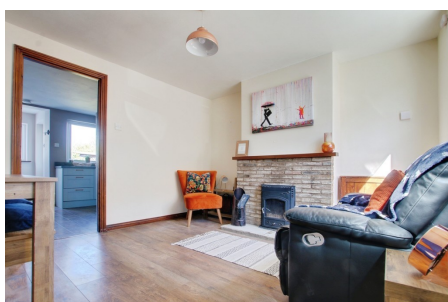


## FIRST FLOOR

### Bedroom 1

3.62m (11'11") max. x 3.35m (11') max.

Window to front.



### Bathroom

1.82m (6') x 1.77m (5'10")

Fitted with a 'p' shaped bath which has mixer tap shower, low level wc and hand wash basin. Window to side.

### Bedroom 2

2.66m (8'9") x 2.20m (7'3")

Window to rear.



## OUTSIDE

To the rear the garden is laid to lawn with flower borders. A driveway to one side provides off road parking for two vehicles in tandem.

## SERVICES

Mains electricity, water and drainage. The property has LPG heating.

### Freehold

Fenland District Council tax band TBC

Energy rating F



## 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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