

# £199,995

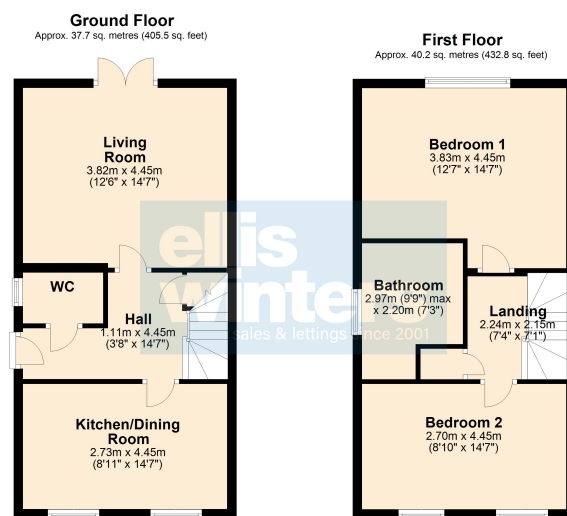
Westfield Road, Manea, March, Cambridgeshire  
PE15 0LN



To arrange a viewing call us now on 01354 694900

Deceptively SPACIOUS and WELL PRESENTED, this home offers flexible living with a sociable kitchen/diner and a light, airy living room. A convenient cloakroom serves the ground floor, while upstairs there are two double bedrooms and a bathroom with both shower and bath options for everyday comfort. The property benefits from a good-sized rear garden, plus off-road PARKING at the front and a single GARAGE to the rear for extra storage or parking. A fantastic opportunity for buyers seeking practical space and easy living.

Commuters in Manea benefit from regular trains to both Cambridge and Ely.



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## GROUND FLOOR

### Kitchen/Dining Room

4.45m (14'7") x 2.73m (8'11")

Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, space for fridge/freezer and plumbing for washing machine, tiled floor and two windows to front.

### Living Room

4.45m (14'7") x 3.82m (12'6")

Laminate flooring, double doors out to rear garden.

### WC

Fitted with a low level wc and hand wash basin. Window to side.



## FIRST FLOOR

### Bedroom 1

4.45m (14'7") x 3.83m (12'7")

Window to rear.

### Bedroom 2

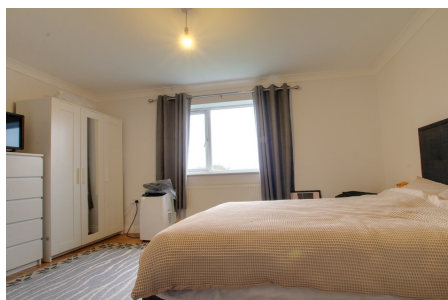
4.45m (14'7") x 2.70m (8'10")

Two windows to front.



### Bathroom

Fitted with a double shower cubicle, separate panelled bath, low level wc and hand wash basin. Window to side.



## OUTSIDE

The front garden is open plan and laid to gravel providing off road parking. A shared driveway to one side leads to the rear of the property where there is a single garage which has standard up and over door, power and light.

The rear garden is laid mainly to lawn with patio area.



## SERVICES

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

### Freehold

Energy rating C

Fenland District Council tax band B

### 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 £66.67 plus VAT per transaction (£80 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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