

Freehold £190,000

Cox Way, Manea, March, Cambridgeshire PE15 0FA



- Two Storey, Semi Detached House
- Spacious Kitchen/Dining Room
- Bathroom plus Downstairs WC
- Two Parking Spaces
- Approx. 834 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Front and Rear Gardens
- Brief Cycle Ride from Railway Station

GENERAL DESCRIPTION

A two-bedroom house in the village of Manea, nestled in the Cambridgeshire countryside. This two-storey, semi-detached property has the reception room at the front, a spacious kitchen/dining room and a small rear hallway which provides access to a cloakroom/WC and to the garden. On the first floor there is the bathroom and two generously-sized bedrooms. The house comes with parking for two cars plus Manea Railway Station can be reached by brief cycle ride. The local primary school is Ofsted-rated 'Good'.

Tenure: Freehold.

Estate Charge: £8.57 per month (subject to annual review).

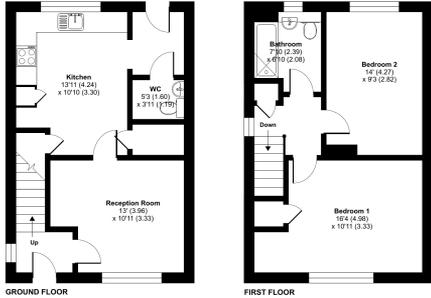
Council Tax: Band B, Fenland District Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



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Approximate Area = 834 sq ft / 77.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) Residential. © Urban Moves. REF: 160372

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room
13' 0" max. x 10' 11" (3.96m x 3.33m)

Kitchen
13' 11" x 10' 10" (4.24m x 3.30m)

Rear Hall

W.C.
5' 3" x 3' 11" (1.60m x 1.19m)

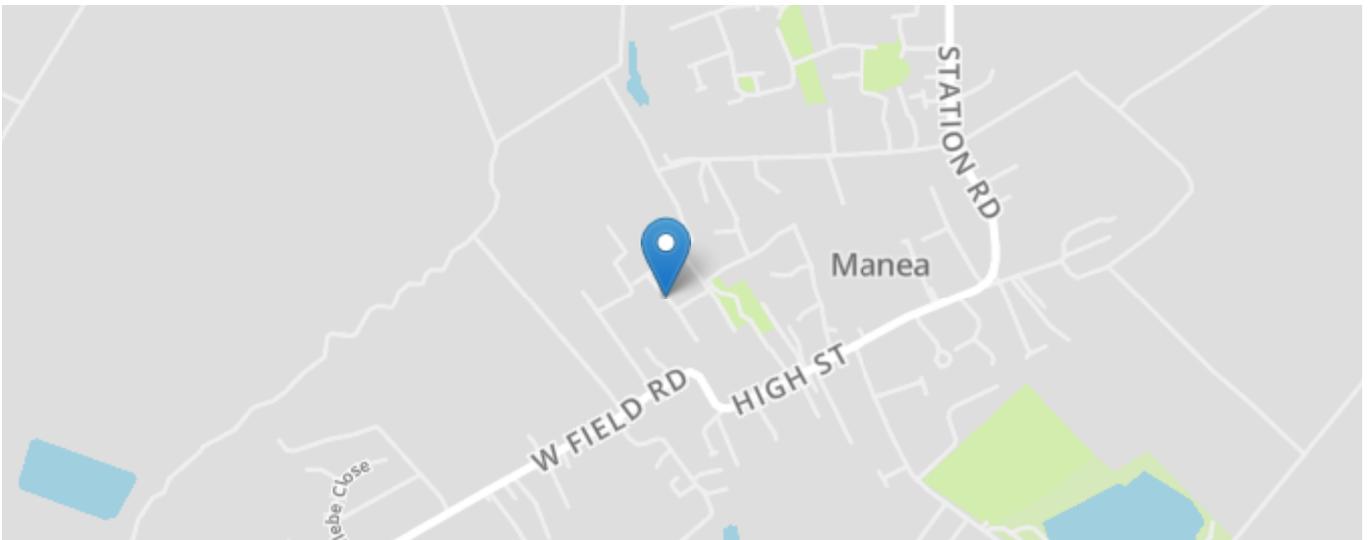
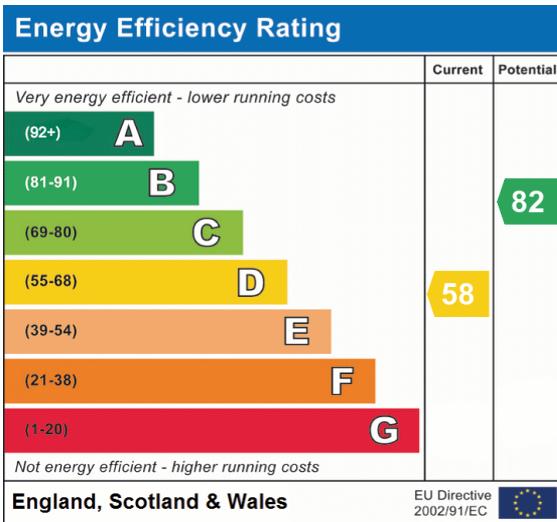
FIRST FLOOR

Landing

Bedroom 1
16' 4" max. x 10' 11" (4.98m x 3.33m)

Bedroom 2
14' 0" x 9' 3" (4.27m x 2.82m)

Bathroom
7' 10" max. x 6' 10" max. (2.39m x 2.08m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.