

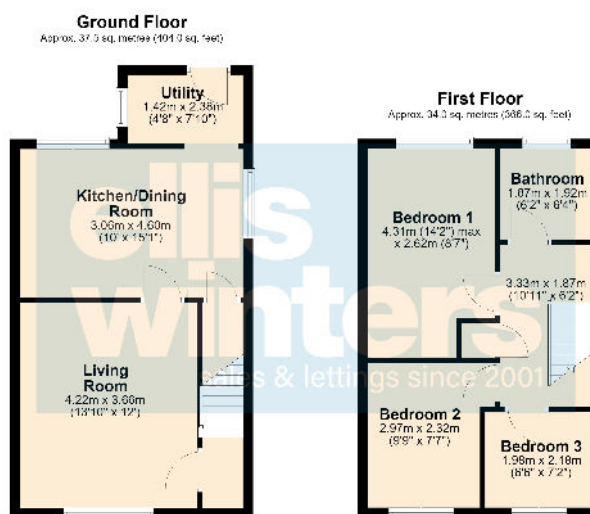
£195,000

Georgina Close, Manea, Cambs PE15 0HZ



To arrange a viewing call us now on 01354 694900

Occupying a pleasant position overlooking a green, this **THREE-BEDROOM LINK-DETACHED** home is an ideal first-time purchase or buy-to-let investment. The accommodation comprises a comfortable living room, a spacious **KITCHEN/DINER** and a useful **UTILITY ROOM**. To the first floor are three bedrooms and a family bathroom. Outside, the property enjoys a small enclosed rear garden featuring a patio area, ideal for outdoor dining and entertaining, complemented by mature planted borders which provide colour and interest throughout the year. The property further benefits from **OFF-ROAD PARKING** and a **SINGLE GARAGE**. Early viewing is highly recommended.



Total area: approx. 71.5 sq. metres (770.0 sq. feet)

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Ground Floor

Living Room

4.22m (13'10") x 3.66m (12')

Window to front, laminate flooring

Kitchen/Dining Room

4.60m (15'1") x 3.06m (10')

Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob, plumbing for washing and dishwasher, single sink and drainer, space for fridge/freezer. Windows to both rear and side



Utility

2.38m (7'10") x 1.42m (4'8")

Ideal space for a tumble drier or additional fridge/freezer, window to side and door out to garden

First Floor

Bedroom 1

4.31m (14'2") max x 2.62m (8'7")

Window to rear

Bedroom 2

2.97m (9'9") x 2.32m

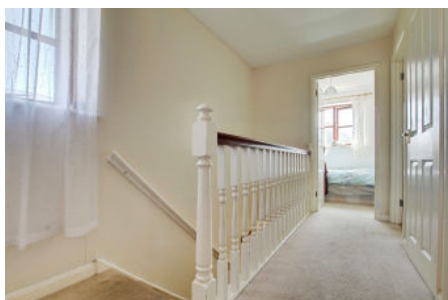
(7'7")

Window to front

Bedroom 3

2.18m (7'2") x 1.98m (6'6")

Window to front



Bathroom

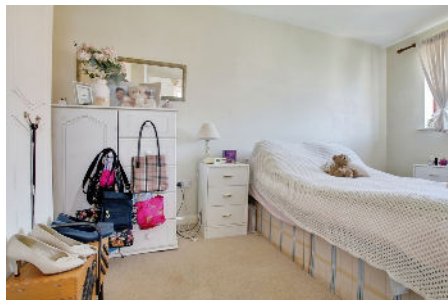
1.92m (6'4") x 1.87m (6'2")

Fitted with a panelled bath which has newly installed electric shower over, low level wc and hand wash basin. Window to rear



Outside

The property overlooks a green area to the front and the property has ornamental tree and established borders. To the rear, the garden is quite low maintenance with mature borders and gravel. A gate leads to the driveway where there is off road parking plus a single garage which has standard up and over door, power and light.



Services

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

Tenure Freehold

Council Tax band C

Energy Rating E

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

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

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