



MAXEY GROUNDS

residential.sales@maxeysgrounds.co.uk

01354 607100

Residential Sales

£175,000



Ref: M5145

**25 Edwards Way, Manea, March,
Cambridgeshire, PE15 0HY**

Modern Style Two Double Bedroom Semi Detached House. Offering UPVC Double Glazing, Oil Central Heating to radiators. Allocated parking area. Views to front over open green space. Central location to village, Train station Ideal for commuters to Ely, Cambridge and beyond. Call to view.





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PROPERTY INTRO Overlooking open green space to the front and representing extremely good value in today's market is this inviting Modern style Two bedroom Semi-detached property. The property has been maintained and delivered to extremely good standard and offers a good size Lounge /Diner, Kitchen with built-in breakfast bar area, Plus Two Double Bedrooms and smart Bathroom on the first floor. To the rear of the property there is a delightful sun drenched Rear garden made up of Patio Area overlooking lawn with a collection of shrubs and rear gate give you access to the parking area with Allocated Parking. The property offers UPVC double glazing, central heating to radiators and sits within striking distance of all of facilities this inviting village has to offer. Having a Train Station the village of Manea is a very popular village for commuters giving you train access to Ely, Cambridge and beyond.

HALL Stairs to first floor. Radiator with cover. Door to Lounge / Diner.

LOUNGE/DINER 16' 0" x 12' 0" (4.88m x 3.66m) Window to front. Stylish radiator. TV point. Telephone point. Laminate floor. Under stairs store cupboard. Door way to Kitchen.

KITCHEN/BREAKFAST ROOM 12' 0" x 8' 0" (3.66m x 2.44m) Window and door to rear gardens. Stainless steel sink. Worktop surfaces. Wall and base cupboards with drawers under, all matching. Tiled splashbacks. Space for Cooker. Extractor hood with canopy over.

Space for Fridge Freezer. Fitted Breakfast bar area. Wall mounted oil fired central heating boiler. Back door to rear garden.

LANDING 8' 2" x 6' 2" (2.49m x 1.88m) Loft hatch. Doors to all first floor rooms.

BEDROOM ONE 12' 2" x 9' 7" (3.71m x 2.92m) Window to rear. Radiator. TV point.

BEDROOM TWO 10' 2" x 7' 8" (3.1m x 2.34m) (measured into recess) Window to front. Wardrobe cupboard. Radiator

BATHROOM 6' 5" x 5' 6" (1.96m x 1.68m) Window to side. Hand wash basin with cupboards and drawers under. Low Level WC. Bath with Electric shower over and shower screen. Heated towel rail. Extractor fan.

FRONT GARDEN Pathway leading to front door. Lawn to side. Open views to front over open green space.

REAR GARDEN Patio area over looking lawn with a collection of flowers and shrubs. Back gate leading to parking area. Side garden area housing Oil tank. Outdoor Tap. Outdoor Light.

SERVICES Mains electricity, water and drainage. Oil fired central heating.

VIEWINGS Strictly by appointment with the selling agent Maxey Grounds.

POSSESSION Vacant possession upon completion of the purchase.



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DIRECTIONS From March High Street Office, head south on High St/B1101. At the roundabout, take the 1st exit onto Isle of Ely Way/A141 for 1.3 miles. Turn left onto Manea Road/B1093. Continue to follow B1093. Turn right onto Station Road/B1093. Continue to follow B1093 for 0.9 miles. Turn right onto Edwards Way and the property will be on the left over looking the green.

COUNCIL TAX BAND B

EPC RATING BAND TBA

PARTICULARS PREPARED 23rd January 2023



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AWAITING FLOORPLAN



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.