

**£850 pcm**

Valentine Close, Manea, Cambridgeshire PE15 0LP



To arrange a viewing call us now on 01354 694900

Deposit £980

Available June, this 2 bedroom semi detached house has ground floor WC, kitchen/diner, living room, entrance hall and bathroom.

Outside there is a rear garden and off road parking.



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#### GROUND FLOOR

Front entrance door to:

#### HALL

Double glazed window to front, radiator, coving to ceiling, stairs to first floor.

#### WC

Double glazed window to side, two piece suite comprising, wash hand basin and low level WC, coving to ceiling.

#### KITCHEN/DINER

4.14m (13'7") x 3.50m (11'6")

Fitted with a matching range of base and eye level units with worktop space over, 11/2 bowl sink unit with cupboards under, integrated fridge, dishwasher, microwave oven and washing machine, double glazed window to side, radiator, coving to ceiling, ceramic tiling, understairs cupboard, open plan to:

#### LIVING ROOM

4.14m (13'7") x 3.27m (10'9")

Double glazed double doors and side windows to the garden, two radiators, laminate flooring, coving to ceiling.

#### FIRST FLOOR LANDING

Stairs to first floor.

#### BEDROOM 1

4.14m (13'7") x 3.30m (10'10")

Double glazed window to rear, radiator, coving to ceiling, laminate flooring.

#### BEDROOM 2

3.23m (10'7") x 2.91m (9'7")

Two double glazed windows to front, radiator, coving to ceiling, storage cupboard, laminate flooring.

#### BATHROOM

Three piece suite comprising panel bath with shower over, wash hand basin and low level WC, ceramic tiling, heated towel rail, extractor fan, mirrored cabinet, double glazed window to side, radiator.

#### OUTSIDE

The front garden is laid to lawn a driveway provides parking for at least two cars, side access leads to the enclosed rear garden which is also laid to lawn with a patio area.

#### DIRECTIONS

On entering the village from the Chatteris direction along Westfield Road, Valentine Close can be found on the right hand side near the end.

#### INITIAL LENGTH OF TENANCY

6 months

Fenland District Council Tax band - B  
Energy rating - C

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