

£350,000

Tara's Refuge Wimblington Road, Manea, Cambridgeshire  
PE15 0JR



**To arrange a viewing call us now on 01354 694900**

Offered for sale with NO FORWARD CHAIN, this charming TWO BEDROOM DETACHED BUNGALOW is nestled on an expansive plot of APPROXIMATELY 4 ACRES, providing a unique opportunity for those with a vision. While the property does exhibit some structural issues and is suitable for CASH BUYERS ONLY, it boasts significant POTENTIAL for redevelopment, making it an enticing prospect for investors and creative homeowners alike. The grounds include various outbuildings, adding to the versatility of the space. Imagine transforming this serene setting into your dream retreat or a profitable venture. Don't miss your chance to explore the possibilities this property has to offer!

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**CASH BUYERS ONLY**

**GROUND FLOOR**

Living Room  
6.46m (21'2") x 3.31m (10'10")

Kitchen/Breakfast Room  
5.02m (16'6") x 2.00m (6'7")

Bedroom 1  
3.32m (10'11") x 3.04m (10')

Bedroom 2  
3.28m (10'9") x 3.08m (10'1")

Bathroom

**OUTSIDE**

A driveway to one side provides off road parking and there are various gates for added security.

There is an enclosed three-acre paddock area plus an additional acre surrounding the bungalow with varying outbuildings of disrepair.

**AGENTS NOTE**

Viewings inside the property are at the applicant's own risk. Ellis Winters will not be responsible for injuries or accidents of any kind.

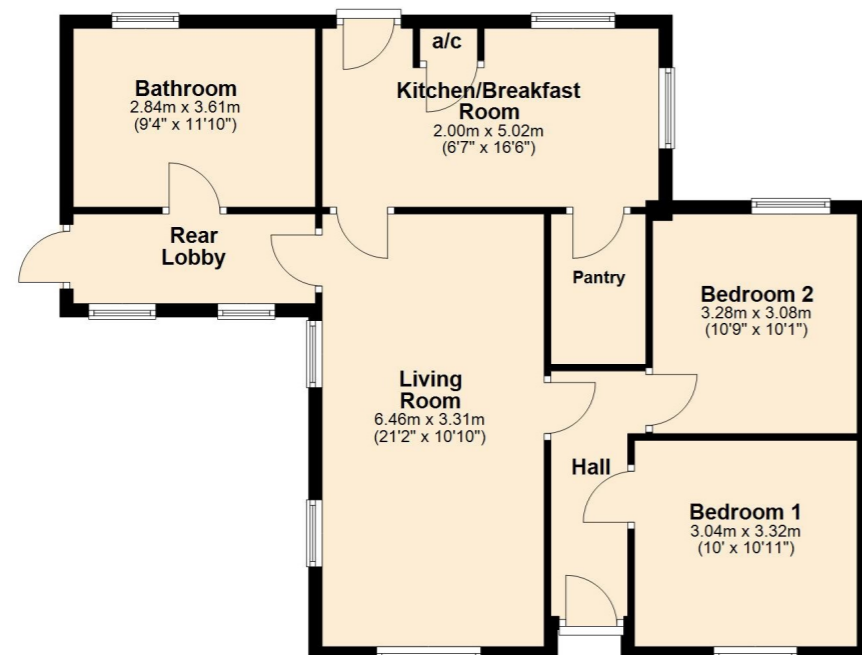
Fenland District Council Tax Band A

Energy rating G

Tenure - Freehold

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

**Ground Floor**  
Approx. 80.4 sq. metres (865.3 sq. feet)



Total area: approx. 80.4 sq. metres (865.3 sq. feet)

**elliswinters&co**