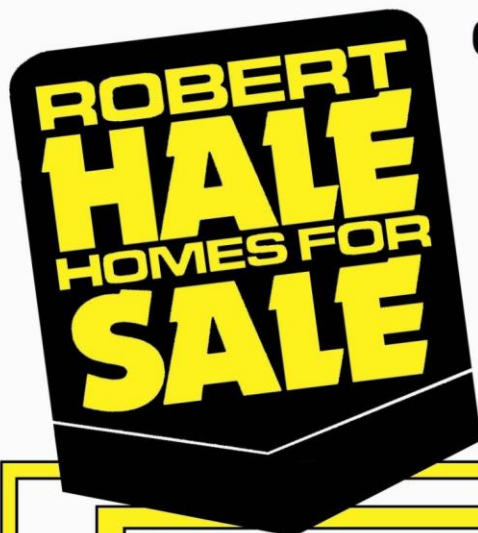




6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX
MARCH

01354 652785

E-mail:
march@robert-hale-homes.co.uk

Website:
www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**22 BEECH AVENUE
DODDINGTON
PE15 0LG**

THE PROPERTY

MODERN, FOUR BEDROOMED DETACHED HOUSE ON THIS HIGHLY POPULAR DEVELOPMENT * SEPARATE DINING ROOM * 19FT LOUNGE * FITTED KITCHEN WITH BUILT IN OVEN AND HOB, FRIDGE AND FREEZER * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/W.C. * DOWNSTAIRS CLOAKROOM/W.C. * GAS FIRED CENTRAL (NEW BOILER FITTED FEBRUARY 2025) * DOUBLE GLAZING * GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * ENCLOSED GARDENS TO REAR * NO UPWARD CHAIN * VIEWING ESSENTIAL!

	<i>Reduced to</i>	£322,500	£319,500	£315,000	O.I.E.O. £300,000
PRICE		£329,500	FREEHOLD		EPC BAND D
COUNCIL TAX		BAND D	FENLAND DISTRICT COUNCIL		REF. NO. M4878

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF. NO. M4878	22 BEECH AVENUE, DODDINGTON
HOW TO GET THERE	From the Fountain near our March office proceed along Broad Street. Follow the road all the way through town to the March by-pass Southern roundabout. Take the Wimblington exit. Follow the road through the village of Wimblington for about 1.9 miles and into Doddington, then turn right into Beech Avenue.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE CANOPY	
ENTRANCE HALL	with LVT floor, stairway off, built-in understairs cupboard, central heating programmer.
LOUNGE	19' 4" (max) x 10' 8" (max) with LVT floor, patio doors to rear garden.
DINING ROOM	10' 2" (max) x 8' 4" (max) with French doors.
FITTED KITCHEN	13' 4" (max) x 7' 10" (max) with LVT floor, preparation surfaces with drawers and cupboards under, built in gas hob, built in extractor hood, space/plumbing for washing machine, space/plumbing for dishwasher, stainless steel single drainer sink unit with mixer tap, integrated fridge and freezer, built in electric double oven, pull out cupboards, range of wall cupboards, part tiled walls, wall mounted Vokera gas fired combi boiler (New in February 2025)
GROUND FLOOR CLOAKROOM/W.C.	with low level w.c., hand washbasin, LVT floor.
FIRST FLOOR	
LANDING	with access to part boarded loft.
BATHROOM/W.C	with panelled bath with mixer tap and shower attachment, low level w.c., hand washbasin with mixer tap and cupboard under, part tiled walls, tiled floor, built in air conditioning, extractor fan.
BEDROOM NO. 1	12' 1" (max) x 10' 5" (max).
EN-SUITE SHOWER ROOM/W.C.	with tiled floor, tiled and screened shower cubicle with Triton electric shower, low level w.c., hand washbasin with mixer tap and cupboard under with illuminated mirror over, tiled walls, extractor fan.
BEDROOM NO. 2	10' 10" (max) x 9' (max)
BEDROOM NO. 3	10' 1" (max) x 10' 11" (max) "L" shaped.
BEDROOM NO. 4	6' 6" (max) x 7' 1" (max).
OUTSIDE	OUTSIDE LIGHTS COLD WATER TAP EXTERNAL POWER POINTS
GARAGE	17' 3" (max) x 8' 2" (max) with up and over door, power and lighting, work benches and joist storage.
GARDENS	to front, down to a tarmac driveway, multi-vehicle off road parking area, part laid to lawn, block paved pathways. Timber gate to side of the property leads to the enclosed rear garden, which is mainly down to a block paving patio area and paved pathways.



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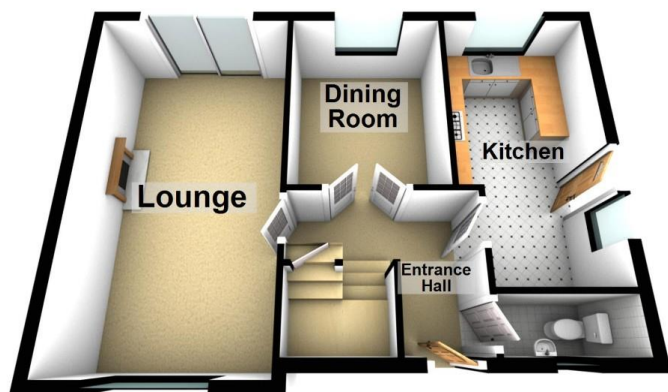


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22 BEECH AVENUE, DODDINGTON



Ground Floor



First Floor

