

Benwick Road, Doddington PE15 0TG



welcome to

Benwick Road, Doddington

Village Life for You ? Extended Detached House - Three Bedrooms - Two Reception Rooms Generous Rear Garden - Off Road Parking & Garage - Viewing Recommended













Entrance Door

to

Hall Door to front. Radiator. Tiled floor. Stairs leading off.

Dining Room

17' 4" x 8' 6" (5.28m x 2.59m) Window to front. Radiator. Door to hall. Laminate floor. Double doors to

Lounge

20' 10" x 16' 1" (6.35m x 4.90m) Patio doors to garden. TV point. Window to rear. Feature fireplace with stone hearth, mantel and surround. Two radiators.

Kitchen

22' 10" x 7' 4" (6.96m x 2.24m) Door to side. Windows to side and rear. Single drainer sink with mixer taps. Tiled floor. Plumbing for washing machine. Radiator. Storage cupboard. Wall units with matching work surfaces and storage under.

Stairs To First Floor Landing

Loft access. Radiator. Storage cupboard.

Bedroom One

15' 8" x 9' 9" (4.78m x 2.97m) Window to front. Radiator.

Bedroom Two

11' 1" x 9' 4" (3.38m x 2.84m) Window to rear. Radiator.

Bedroom Three

 $9^{\prime}\,$ x $6^{\prime}\,$ (2.74m x 1.83m) (incl bulk head) Window to front. Radiator.

Bathroom

Window to rear. Low level wc. Shower cubicle. Vanity wash hand basin with storage under.

Outside

Front garden is hedged laid to gravel with five bar gate and multi vehicle parking. Mature shrubs bordering, Drive to garage.

Rear garden is enclosed with patio area, laid to grass with mature trees and shrubs bordering. Outside tap. Outside lights.

Garage

20' 1" x 7' 3" (6.12m x 2.21m) Double doors to front. Electric and lighting laid on.





welcome to

Benwick Road, Doddington

- E-x-t-e-n-d-e-d Detached House
- Three Bedrooms
- Gas Fired Central Heating
- Lounge plus Separate Dining Room
- 22ft Kitchen
- Enclosed Rear Garden
- Garage & Off Road Parking
- Village Location

Tenure: Freehold EPC Rating: Awaited

£325,000





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Property Ref: MCH113354 - 0002 would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

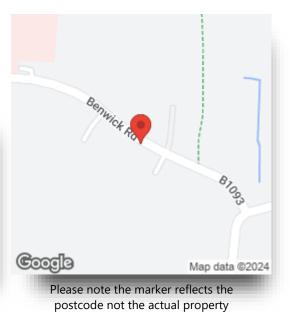
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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Kitchen Lounge Kitchen Dining Room Garage Ground Floor First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon it sown inspection(s), Powered by www.icoalagent.com





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