ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 **Email**: info@elliswinters.co.uk **www**.elliswinters.co.uk

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The Property Ombudsman

£280,000

High Street, Doddington, Cambridgeshire PE15 0TH

To arrange a viewing call us now on 01354 694900

Occupying a GENEROUS PLOT and offering an EXCITING OPPORTUNITY for those looking to create a home to their own style and specification, this three bedroom SEMI-DETACHED property offers an abundance of POTENTIAL for refurbishment, improvement and possible further development, subject to the necessary consents. The accommodation is well proportioned throughout and comprises two separate reception rooms, providing dedicated living and dining spaces, together with a kitchen/dining room. Upstairs, there are three double bedrooms and a family bathroom, making this a particularly spacious and versatile home. Outside is where the property really comes into its own, with a good size rear garden offering plenty of space to enjoy, together with the added advantage of rear vehicular access, off road parking and a DOUBLE GARAGE. The size and layout of the plot may also provide scope for extension or further development, subject to planning permission. Whilst the property would benefit from refurbishment and updating, it represents a fantastic opportunity to enchance an already generously proportioned home and create something truly special.

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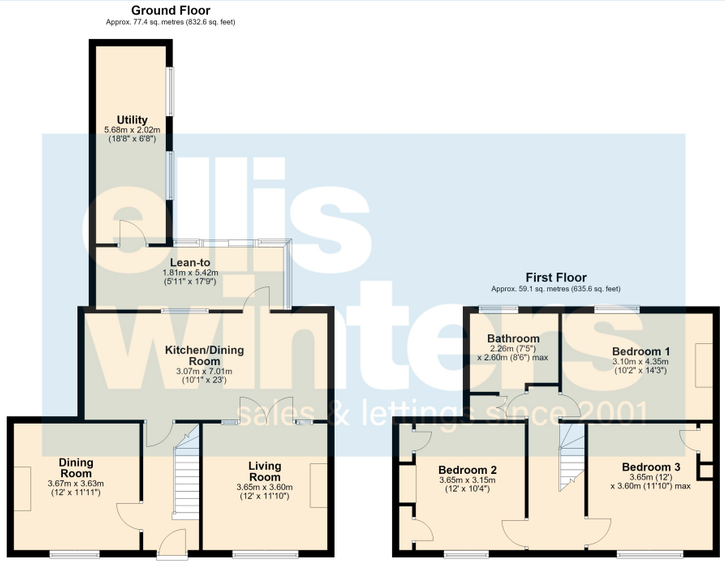

Total area: approx. 136.4 sq. metres (1468.3 sq. feet)

GROUND FLOOR

Living Room
3.65m (12') x 3.60m (11'10")
Window to front, double doors into kitchen/dining room.

Dining Room
3.67m (12') x 3.63m (11'11")
Window to front, tiled fireplace.

Kitchen/Dining Room
7.01m (23') x 3.07m (10'1")
Fitted with a matching range of wall and base units complete with freestanding cooker, space for fridge/freezer, 1½ sink and drainer, fireplace with the potential to open up, if required. Window to rear.

Lean-to
5.42m (17'9") x 1.81m (5'11")
Patio door out garden.

Utility
5.68m (18'8") x 2.02m (6'8")
Fitted with wall and base units housing a single sink and drainer, two windows to side.

FIRST FLOOR

Bedroom 1
4.35m (14'3") x 3.10m (10'2")
Window to rear.

Bedroom 2
3.65m (12') x 3.15m (10'4")
Window to front.

Bedroom 3
3.65m (12') x 3.60m (11'10") max.
Window to front.

Bathroom
2.60m (8'6") max. x 2.26m (7'5")
Fitted with a panelled bath, single shower cubicle (currently not working), low level wc and hand wash basin. Airing cupboard and window to rear.

OUTSIDE
The front garden is enclosed by low level fencing and a side gate leads to the back garden which is laid mainly to lawn. A pathway leads to the bottom of the garden where there is a storage shed.

A shared driveway to one side of the property leads to the double garage (6.11m x 5.51m) which has double opening doors, power and light. There is off road parking in front of the garages.

SERVICES
Mains electricity, water and drainage. There is gas into the property which has been disconnected.

FURTHER INFORMATION
Freehold
Energy rating G
Fenland District Council tax band B

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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