£250,000

Cedar Avenue, Doddington, Cambridgeshire PE15 0LD



To arrange a viewing call us now on 01354 694900

This fabulous three bedroom DETACHED family home is situated within the SOUGHT-AFTER VILLAGE of Doddington and offers well-proportioned accommodation, ideal for modern family living. Further benefits include SOLAR PANELS, a single GARAGE and off-road parking. The accommodation comprises separate living and dining rooms, a fitted kitchen, CONSERVATORY and ground floor cloakroom.

Upstairs, there are three good size bedrooms, with an EN-SUITE to the principal bedroom, together with a family bathroom.

Outside, the property enjoys an attractive landscaped garden to the front, whilst the low-maintenance rear garden features artificial lawn, providing an ideal space for relaxing and entertaining.

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

ellis winters
sales & lettings since 2001

The Property Ombudsman

ellis winters
sales & lettings since 2001

£250,000

Cedar Avenue, Doddington, Cambridgeshire PE15 0LD













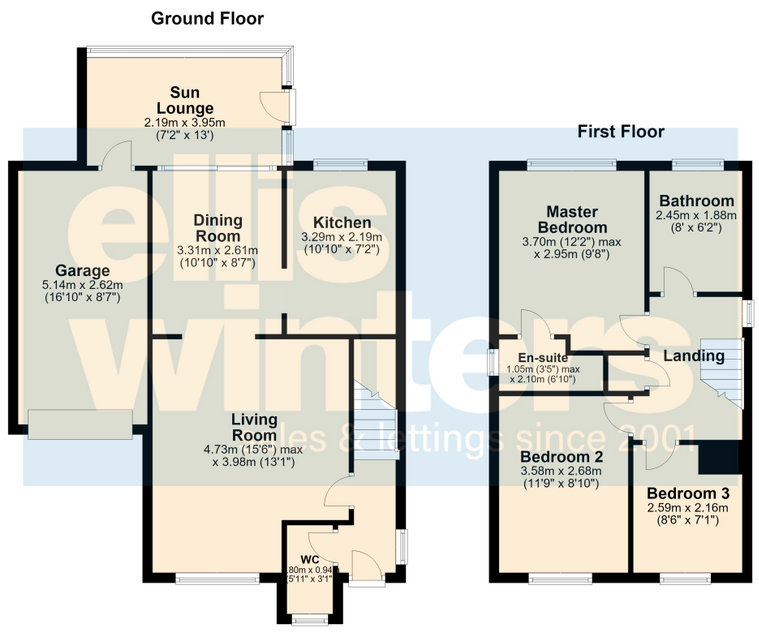

GROUND FLOOR

Hall
Stairs rising to first floor.

WC
1.80m (5'11") x 0.94m (3'1")
Fitted with a low level wc and hand wash basin. Window to front.

Kitchen
3.29m (10'10") x 2.19m (7'2")
Fitted with a matching range of wall and base units housing eye level single electric oven and ceramic induction hob, plumbing for washing machine and space for fridge, window to rear.

Living Room
4.73m (15'6") max. x 3.98m (13'1")
Window to front, feature fireplace housing gas fire, understairs storage cupboard.

Dining Room
3.31m (10'10") x 2.61m (8'7")
Patio doors into conservatory.

Conservatory
3.95m (13') x 2.19m (7'2")
Solid roof making this a very useable room, door out to garden.

FIRST FLOOR

Master Bedroom
3.70m (12'2") max. x 2.95m (9'8")
Window to rear, fitted wardrobes and over bed storage.

En-suite
2.10m (6'10") x 1.05m (3'5") max.
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to side.

Bedroom 2
3.58m (11'9") x 2.68m (8'10")
Window to front, fitted wardrobes and over bed storage.

Bedroom 3
2.59m (8'6") x 2.16m (7'1")
Window to front.

Bathroom
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to rear.

OUTSIDE

The front garden has been landscaped with sleepers, gravel and feature plants.

A driveway to one side provides off road parking and leads to the single garage which has standard up and over door.

SERVICES
Mains gas, electricity, water and drainage.
The property has gas fired central heating.
The seller informs us that the boiler is approx. 4 years old.

The property has the benefit of solar panels which are owned and not leased.

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

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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

ellis winters
sales & lettings since 2001