Offers Over

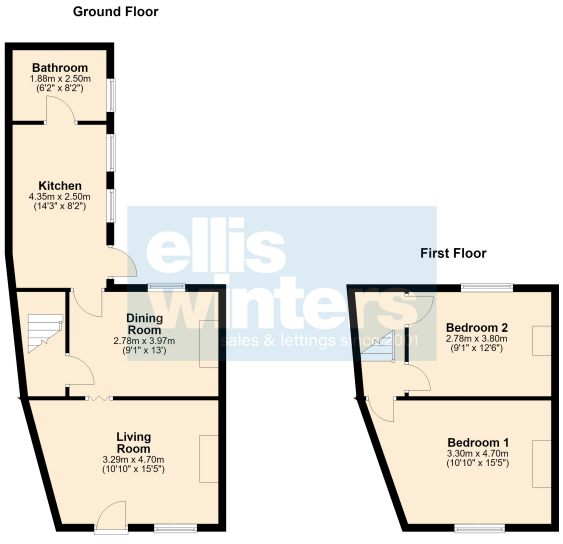
£170,000

New Street, Doddington, Cambs PE15 0SP



To arrange a viewing call us now on 01354 694900

This charming and well-presented TWO BEDROOM TERRACED COTTAGE is deceptively spacious and ready to move straight into and enjoy. Offering a lovely blend of character and comfort, the accommodation comprises a cosy living room with an OPEN FIREPLACE, separate dining room, good size kitchen and GROUND FLOOR SHOWER ROOM. Upstairs, there are two generous double bedrooms. Outside, the property benefits from a delightful, fully enclosed COTTAGE-STYLE GARDEN, providing a lovely space to relax and unwind.



Total area: approx. 75.3 sq. metres (810.7 sq. feet)

ellis winters
sales & lettings since 2001

Offers Over

£170,000

New Street, Doddington, Cambs PE15 0SP











Ground Floor

Living Room
4.70m (15'5") x 3.29m (10'10")
Window to front, working open fireplace

Dining Room
3.97m (13') x 2.78m (9'1")
Window to rear, feature fireplace

Kitchen
4.35m (14'3") x 2.50m (8'2")
Fitted with a matching range of wall and base units housing single oven and four ring ceramic hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, two windows to side and door out to garden

Bathroom
2.50m (8'2") x 1.88m (6'2")
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to side

First Floor

Bedroom 1
4.70m (15'5") x 3.30m (10'10")
Window to front

Bedroom 2
3.80m (12'6") x 2.78m (9'1")
Window to rear

Outside
To the front of the property, the garden is enclosed by picket fencing with hedging. To the rear, the garden is laid to lawn with established borders and patio area.
Services

Mains gas, electricity, water and drainage.
The property has gas fired central heating

EPC D
Council Tax Band A
Tenure Freehold

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