

£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 enhance an already generously proportioned home and create something truly special.

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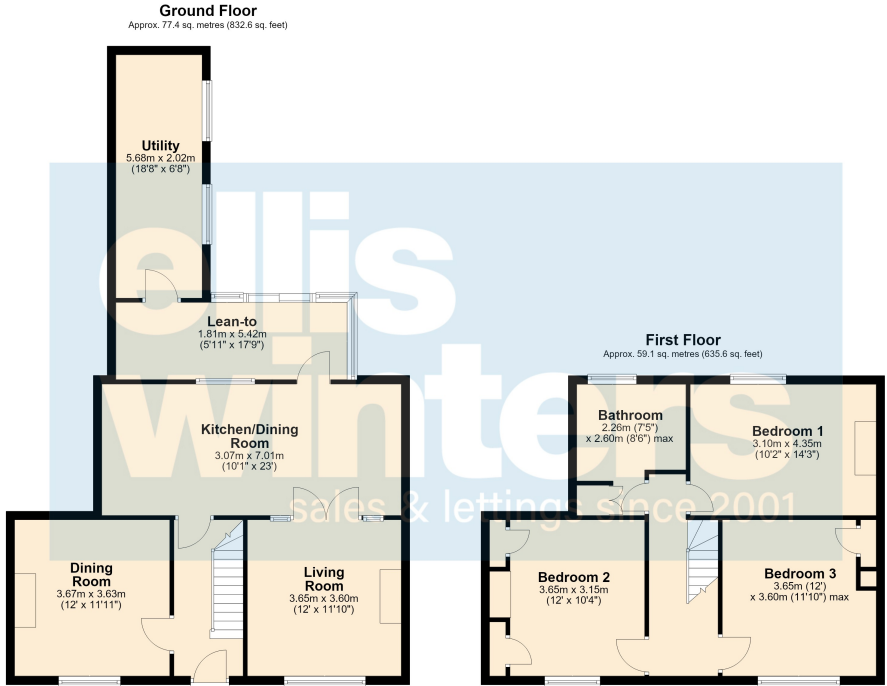
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GROUND FLOOR

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 TBC
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.

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we strive for accuracy, measurements,
descriptions, and other information are
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prospective buyers conduct their own due
diligence before making any decisions.

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