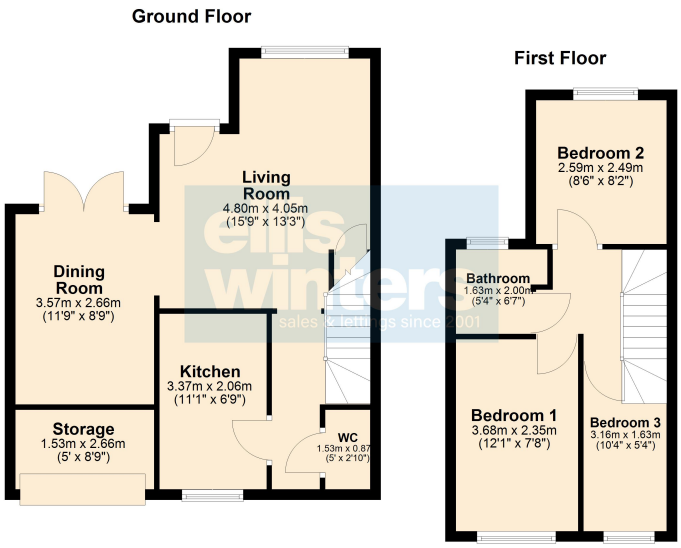
£215,000

Miller Close, Doddington, Cambridgeshire
PE15 0NZ

To arrange a viewing call us now on 01354 694900

Offered with NO FORWARD CHAIN and in need of a cosmetic makeover, this home presents excellent potential for buyers looking to personalise their space. The ground floor features a spacious living room, a separate dining room, a kitchen and a convenient cloakroom, providing well defined living and entertaining areas. Upstairs, there are three bedrooms and the family bathroom. Outside, there is ample OFF-ROAD PARKING to the front and a good-sized garden to the rear, offering generous outdoor space for relaxing, entertaining, or family activities. A GREAT CANVASS for buyers seeking to create a comfortable, tailored home.



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GROUND FLOOR

WC
1.53m (5') x 0.87m (2'10")
Fitted with a low level wc and hand wash basin.

Kitchen
3.37m (11'1") x 2.06m (6'9")
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor fan over, space for fridge/freezer, plumbing for washing machine, wall mounted gas boiler, window to front.

Living Room
4.80m (15'9") x 4.05m (13'3")
Window to rear and door out to garden.

Dining Room
3.57m (11'9") x 2.66m (8'9")
Double doors out to rear garden.

FIRST FLOOR

Bedroom 1
3.68m (12'1") x 2.35m (7'8")
Window to front.

Bedroom 2
2.59m (8'6") x 2.49m (8'2")
Window to rear.

Bedroom 3
3.16m (10'4") x 1.63m (5'4")
Window to front.

Bathroom
2.00m (6'7") x 1.63m (5'4")
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to rear.

OUTSIDE
The front garden is open plan and block paved providing ample off road parking. The majority of the garage has been converted into the dining room, but there is still a small amount of storage at the front.

To the rear, the garden is laid mainly to lawn with patio area.

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

Tenure Freehold
Fenland District Council Tax Band B
Energy rating 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.

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