





Newgate Street, Doddington PE15 0SR

william h brown

welcome to

Newgate Street, Doddington

Are you a CASH BUYER who is looking for a project? This is a two bedroom detached cottage with a garage/parking also benefitting from full planning permission for the partial demolition of the existing dwelling and substantial enlargement to create a three bedroom family home with integral garage,













Entrance Door to

Lounge
Window to front. Chimney breast.

Dining Room
Double doors to rear garden. Under stairs storage cupboard. Stairs to first floor.

Kitchen
This is currently a bare room and no units fitted. Window to rear. Tiled floor. Half glazed door to

Garage
Double doors to front. Open to rear garden.

First Floor Landing
(Currently open to Bedroom Two)

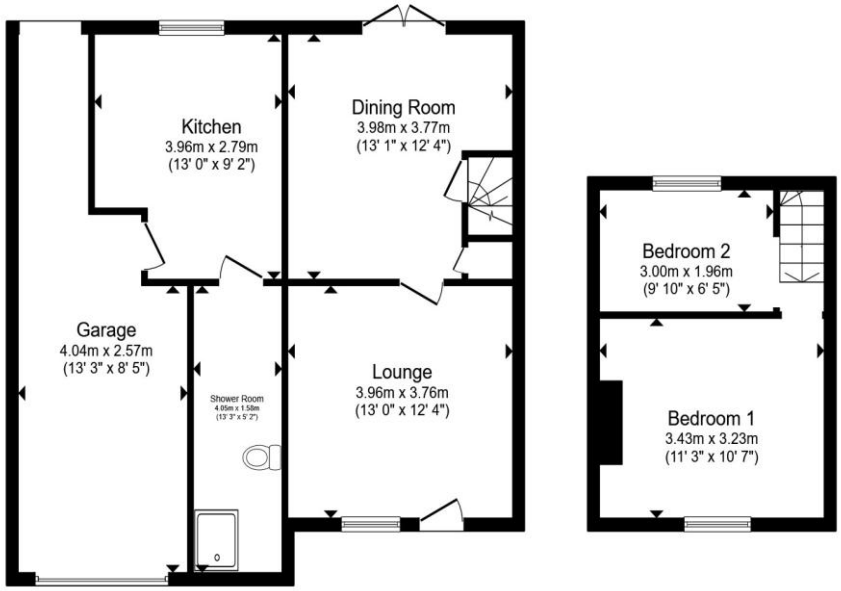
Bedroom One
Window to front. (The ceiling is open to the roof)

Bedroom Two
(No wall between room & landing). Window to rear. (The ceiling is open to the roof)

Shower Room (Ground Floor)
Suite comprising shower cubicle. Low level w.c

Outside
The rear garden is enclosed with fencing. Raised planters & rose arch. Greenhouse.

Agents Note
Cash buyers only



Total floor area 94.2 m² (1,013 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/MCH115061

welcome to

Newgate Street, Doddington

- Detached Cottage
- Two Bedrooms
- Full Renovation Required
- CASH BUYERS ONLY
- Garage/ Parking
- Gardens
- Lounge plus separate Dining Room
- Full planning permission: Ref: F/YR25/0616/F

Tenure: Freehold
EPC Rating: E
Council Tax Band: A

£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH115061

The Property Ombudsman

Property Ref:
MCH115061 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01354 654545

march@williamhbrown.co.uk

34 High Street, MARCH, Cambridgeshire, PE15 9JR

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.