

£300,000

17 Beech Avenue, Doddington, Cambridgeshire, PE15 0LB



**To arrange a viewing call us now on 01354 701000**

This modern family home is offered with a complete chain and has been updated by the current owner and now boasts a refitted, open plan kitchen/diner with integral appliances, utility room and WC, dual aspect lounge, four good size bedrooms with ensuite to master and refitted bathroom. Outside there is part of the garage remaining for storage plus off road parking whilst at the rear there is a west facing garden. EPC C

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

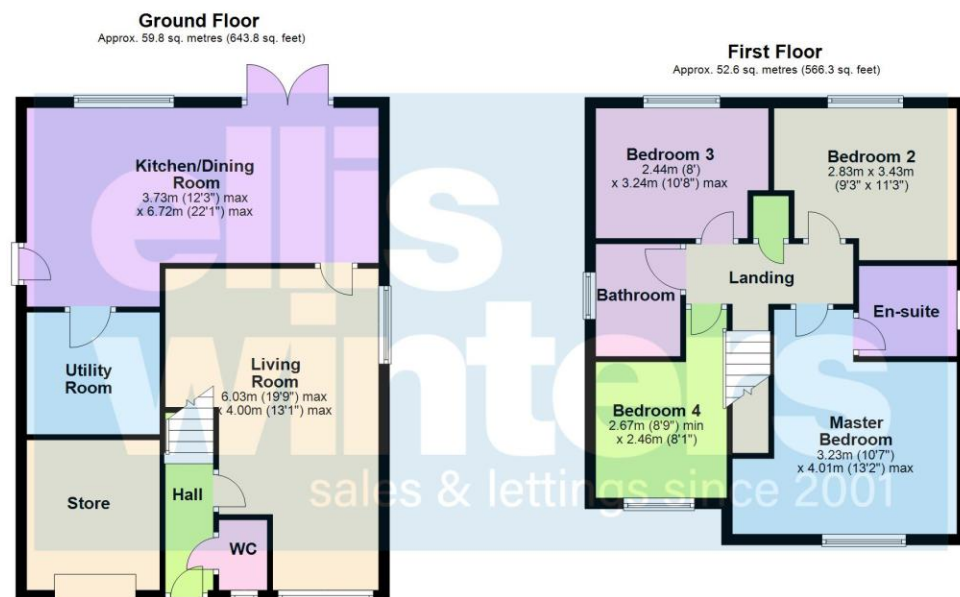
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#### Ground Floor

**Hall**  
Stairs to first floor and landing, radiator.

**WC**  
Fitted with a two piece suite comprising wash hand basin and WC, window to front, radiator.

**Living Room**  
6.03m (19'9") max x 4.00m (13'1") max  
Box bay window to front and window to side, radiator.

**Kitchen/Dining Room**  
6.72m (22'1") max x 3.73m (12'3") max  
Recently refitted with wall and base units with wood tops, breakfast bar, integrated appliances including double oven, hob, hood, dishwasher, butler sink, vertical radiator, window to rear, double doors to garden, door to side.

**Utility Room**  
Wall and base units, plumbing for washing machine, gas fired boiler, radiator.

**First Floor & Landing**  
Access to loft with ladder, light and some boarding, airing cupboard with tank and shelving.

**Master Bedroom**  
4.01m (13'2") max x 3.23m (10'7")  
Two windows to front, radiator.

**En-suite**  
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to side, heated towel rail.

**Bedroom 2**  
3.43m (11'3") x 2.83m (9'3")  
Window to rear, radiator.

**Bedroom 3**  
3.24m (10'8") max x 2.44m (8')  
Window to rear, radiator.

**Bedroom 4**  
2.67m (8'9") min x 2.46m (8'1")  
Window to front, radiator.

**Bathroom**  
Fully tiled and fitted with a three piece suite comprising bath with telephone style mixer taps, vanity wash hand basin and WC, window to side, heated towel rail.

**Outside**  
The driveway has been replaced and provides off road parking leading to the remainder of the garage which has an electric roller shutter door and is fitted with light and power. The West facing garden is laid to patio and lawn with summerhouse and shed.

**Freehold**  
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.

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