Guide Price

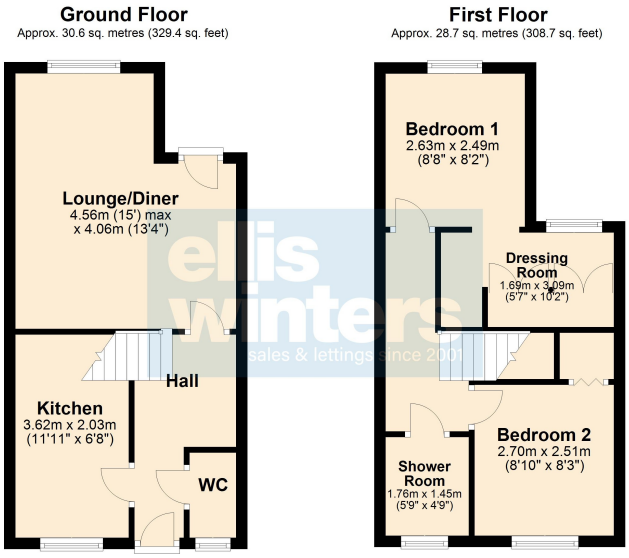
£190,000 - £200,000

Newgate Street, Doddington, Cambridgeshire PE15 0SR



To arrange a viewing call us now on 01354 694900

An attractive END-TERRACED TWO-BEDROOM home that combines practicality with modern style. The ground floor offers a spacious LOUNGE/DINER and a modern kitchen, plus a convenient cloakroom for guests. Upstairs, two double bedrooms provide flexible living space, including a walk-in DRESSING ROOM and a dedicated SHOWER ROOM for everyday convenience. Outside, the property benefits from a good-sized garden, perfect for outdoor relaxing or entertaining. A single GARAGE and ample OFF-ROAD PARKING complete the package, offering secure parking and additional storage. This home is ideal for first-time buyers, small families, or those seeking a comfortable, low-maintenance property with real potential.



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GROUND FLOOR

Kitchen
3.62m (11'11") x 2.03m (6'8")
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, window to front.

WC
Fitted with a low level wc and hand wash basin. Window to front.

Lounge/Diner
4.56m (15') max x 4.06m (13'4")
Window to rear, door out to garden.

FIRST FLOOR

Bedroom 1
2.63m (8'8") x 2.49m (8'2")
Window to rear, open to walk-in-dressing room.

Walk-in Dressing Room
3.09m (10'2") x 1.69m (5'7")
Fitted wardrobes, dressing table and drawers.

Bedroom 2
2.70m (8'10") x 2.51m (8'3")
Window to front.

Shower Room
1.76m (5'9") x 1.45m (4'9")
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to front.

OUTSIDE

The front garden is open plan with an area of lawn. A driveway to one side leads to the single garage where there is parking in front and two spaces opposite.

The rear garden is laid with astroturf and has decked patio and shrub borders. There is a courtesy door from the garden into the garage which has standard up and over door, power and light.

FURTHER INFORMATION

Services
The property has mains gas, electricity, water and drainage. There is 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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