

£285,000

Beech Avenue, Doddington, Cambridgeshire PE15 0LB



To arrange a viewing call us now on 01354 694900

Looking for your forever home? We believe we may have found it for you in this stunning three bedroom detached which has been updated throughout by our sellers.

The accommodation comprises re-fitted kitchen/diner, stunning living room with oak floor plus the convenience of a ground floor cloakroom which has also been re-fitted. Upstairs there are two good size double bedrooms, a single bedroom and a modern re-fitted bathroom.

Outside there is ample off road parking plus a single garage and good size garden to the rear.

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GROUND FLOOR

HALL

Stairs rising to first floor, engineered oak floor.

WC

1.80m (5'11") x 0.92m (3')
Re-fitted with a low level WC and hand wash basin set within vanity unit. Window to front.

KITCHEN/DINING ROOM

4.90m (16'1") x 3.27m (10'9")
Re-fitted with a modern range of wall and base units housing eye level double electric oven and four ring induction hob with extractor over, wall mounted gas boiler which is approx. 2 years old, luxury tiled floor, window to rear and double doors out to rear garden.

LIVING ROOM

5.78m (19') max. x 3.92m (12'10")
Window to front, engineered oak flooring.

FIRST FLOOR

BEDROOM 1

4.45m (14'7") max. x 2.93m (9'7")
Window to rear.

BEDROOM 2

3.54m (11'7") x 2.91m (9'7")
Window to front.

BEDROOM 3

2.57m (8'5") x 2.15m (7'1")
Window to front.

BATHROOM

2.46m (8'1") x 1.86m (6'1")
Re-fitted with a 'p' shaped bath which has mains shower over, low level WC and hand wash basin set within vanity unit. Window to rear.

OUTSIDE

The front of the property is open plan and laid with feature gravel. A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light plus separate courtesy door at the rear leading into the garden. Within the garage there is plumbing for both washing machine and dishwasher. The rear garden is laid to lawn with patio area and storage shed.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating. There was a new boiler installed at the property approx. 2 years ago.

AGENTS NOTE

Please note that since the EPC was issued a new boiler has been installed at the property.

Energy rating - C

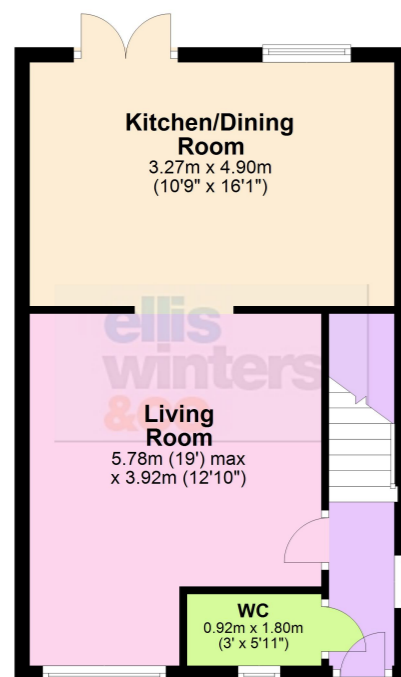
Fenland District Council Tax band - C

TENURE

Freehold

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

Ground Floor



First Floor

