

£360,000

High Street, Doddington, Cambridgeshire PE15 0TH



**To arrange a viewing call us now on 01354 694900**

Completely REFURBISHED THROUGHOUT, this BEAUTIFUL three bedroom detached COTTAGE is set on an INCREDIBLE PLOT and has an extensive workshop of approx. 26m x 9m.

The cottage accommodation comprises good size kitchen, utility, separate living and dining rooms plus a ground floor shower room. Upstairs there are three double bedrooms and the family bathroom.

There is ample off road parking to the rear plus a good size garden.

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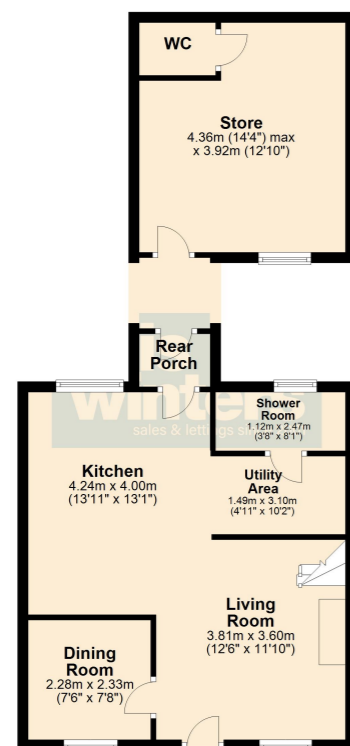
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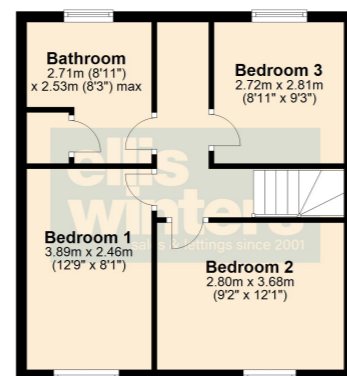
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Ground Floor



First Floor



**GROUND FLOOR**

**LIVING ROOM**

3.81m (12'6") x 3.60m (11'10")  
Window to front, feature brick fireplace, stairs rising to first floor.

**DINING ROOM**

2.33m (7'8") x 2.28m (7'6")  
Window to front, wooden flooring.

**KITCHEN**

4.24m (13'11") x 4.00m (13'1")  
Fitted with a matching range of base units housing freestanding range style cooker, ceramic sink and drainer, exposed mantle beam and window to rear.

**UTILITY AREA**

3.10m (10'2") x 1.49m (4'11")  
Plumbing for washing machine and space for tumble drier or dishwasher, ceramic sink and drainer.

**SHOWER ROOM**

2.47m (8'1") x 1.12m (3'8")  
Fitted with a single shower cubicle, low level WC and hand wash basin.

**REAR PORCH**

Door out to garden.

**FIRST FLOOR**

**BEDROOM 1**

3.89m (12'9") x 2.46m (8'1")  
Window to front.

**BEDROOM 2**

3.68m (12'1") x 2.80m (9'2")  
Window to front, feature fireplace.

**BEDROOM 3**

2.81m (9'3") x 2.72m (8'11")  
Window to rear.

**BATHROOM**

2.71m (8'11") x 2.52m (8'3") max.  
Fitted with a panelled bath which has mains shower over, low level WC and hand wash basin. Boiler cupboard and window to rear.

**OUTSIDE**

Leading from the rear porch is entrance into the Store 4.36m (14'4") max. x 3.92m (12'10") which has mains water connected to an old butler style sink. There is also a working WC within the store.

The extensive rear there is ample off road parking with the majority of garden area having been used as an allotment by our seller. There are also a variety of shrubs and fruit trees.

There is a large workshop (although power has been disconnected) which measures approx. 26m x 9m. Areas of this do require some TLC.

**SERVICES**

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

**TENURE**

Freehold

Fenland District Council tax band - C  
Energy rating - D

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.