

£220,000

Newgate Street, Doddington, Cambridgeshire PE15 0SR



To arrange a viewing call us now on 01354 694900

Set on a GOOD SIZE PLOT with ample off road parking, this three bedroom end terrace house would make the perfect first time buy.

The accommodation comprises separate living and dining rooms, kitchen and ground floor bathroom plus three good size bedrooms.



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GROUND FLOOR

LIVING ROOM

3.99m (13'1") max. x 3.11m (10'2")

Window to front, feature fireplace which has potential for a wood burner, under stairs storage cupboard, open plan to dining room.

DINING ROOM

3.62m (11'11") x 2.88m (9'5")

Window to rear.



UTILITY

1.80m (5'11") x 1.19m (3'11")

Plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler (3/4 years old).

KITCHEN

3.33m (10'11") x 2.90m (9'6") max.

Fitted with a matching range of wall and base units housing single electric oven and four ring electric hob, 1½ sink and drainer, windows to each side and door out to garden.



BATHROOM

1.88m (6'2") x 1.65m (5'5")

Fitted with a panelled bath which has electric shower over, hand wash basin. Window to side, door into separate WC.



FIRST FLOOR

BEDROOM 1

4.04m (13'3") x 3.02m (9'11")

Window to front, feature fireplace, over stairs wardrobe.

BEDROOM 2

2.99m (9'10") x 2.40m (7'10")

Window to rear.

BEDROOM 3

2.41m (7'11") x 2.05m (6'9")

Window to rear.



OUTSIDE

The front garden is laid to lawn with feature tree and an extensive driveway to one side provides ample off road parking.

A side gate leads to the rear where the garden is also laid to lawn with feature trees and an area of hardstanding.

Please note there is a pedestrian right of way for the neighbouring property.

SERVICES

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

TENURE

Freehold

Fenland District Council - Tax band A

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.

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