

£280,000

Cedar Avenue, Doddington, Cambridgeshire PE15 0LD



To arrange a viewing call us now on 01354 694900

An ideal family home offering space and versatility, this THREE BEDROOM DETACHED HOUSE is set within a popular location with many amenities close at hand. The accommodation comprises spacious kitchen/diner, living room and SEPERATE FAMILY ROOM, ground floor WC, three bedrooms and family bathroom. There is a good size MATURE GARDEN to the rear plus ample OFF ROAD PARKING to the front.

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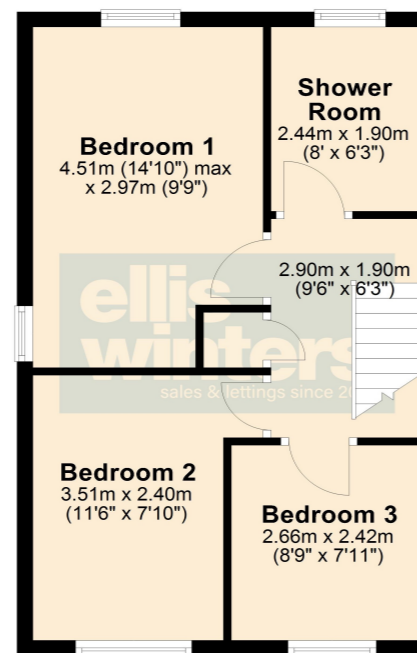
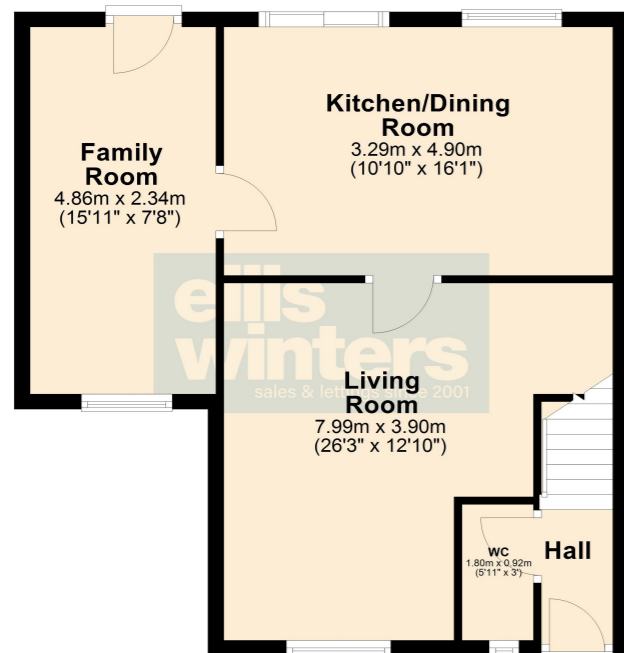
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#### GROUND FLOOR

**Kitchen/Dining Room**  
4.90m (16'1") x 3.29m (10'10")  
Fitted with a matching range of wall and base units with space for freestanding cooker, fridge/freezer and tumble drier, plumbing for washing machine and dishwasher, window to rear, patio door leading out to rear garden.

**Family Room**  
4.86m (15'11") x 2.34m (7'8")  
Window to front, door out to rear garden.

**Living Room**  
7.99m (26'3") x 3.90m (12'10")  
Window to front, feature gas fire.

**WC**  
1.80m (5'11") x 0.92m (3')  
Fitted with a low level WC and hand wash basin. Window to front.

#### FIRST FLOOR

**Bedroom 1**  
4.51m (14'10") max. x 2.97m (9'9")  
Windows to both side and rear, dressing area which was formerly a small en-suite.

**Bedroom 2**  
3.51m (11'6") x 2.40m (7'10")  
Window to front.

**Bedroom 3**  
2.66m (8'9") x 2.42m (7'11")  
Window to front.

**Shower Room**  
2.44m (8') x 1.90m (6'3")  
Fitted with a double spa/steam shower with multi-jet function and built in stereo, wash hand basin set within double cubicle, low level WC. Window to rear.

#### OUTSIDE

The majority of the front garden is hard standing to provide of road parking. There is a small raised bed and planting area. To the rear, the south facing garden is well established and stocked with a variety of plants and shrubs to include palm trees, there is an ornamental pond and a covered pergola patio area

#### SERVICES

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

Tenure Freehold  
Fenland District Council Tax Band C  
Energy rating C

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.