

£220,000

Peyton Close, Doddington, Cambridgeshire PE15 0SZ

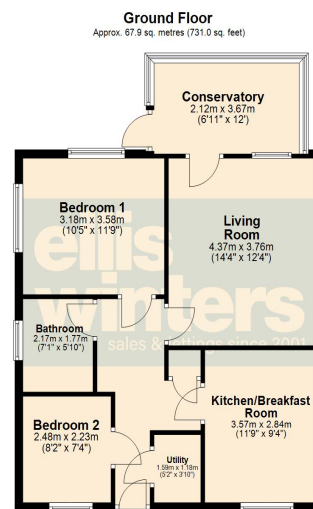


To arrange a viewing call us now on 01354 694900

Nestled in a tranquil CUL-DE-SAC, this charming two-bedroom end terrace BUNGALOW offers the perfect blend of comfort and serenity. Step inside to discover a GENEROUS-SIZED kitchen and living room, ideal for both relaxation and entertaining.

Enjoy the convenience of off-road parking, ensuring your vehicle is always secure. With picturesque field views right outside, you'll relish the peaceful surroundings while still being close to local amenities.

This lovely bungalow is an inviting retreat just waiting for you to call it home!



Total area: approx. 67.9 sq. metres (731.0 sq. feet)

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#### KITCHEN/BREAKFAST ROOM

3.57m (11'9") x 2.84m (9'4")  
Fitted with a matching range of wall and base units housing eye level double electric oven and four ring induction hob with extractor over, 1½ ceramic sink and drainer, wall mounted boiler, window to front.

#### UTILITY

1.59m (5'2") x 1.18m (3'10")  
Plumbing for washing machine and space for tumble drier and fridge/freezer.



#### LIVING ROOM

4.37m (14'4") x 3.76m (12'4")  
Window to rear, door into conservatory.

#### CONSERVATORY

UPVC construction with door out to garden.

#### BEDROOM 1

3.58m (11'9") x 3.18m (10'5")  
Windows to both side and rear.



#### BEDROOM 2

2.48m (8'2") x 2.23m (7'4")  
Window to front.

#### BATHROOM

2.17m (7'1") x 1.77m (5'10")  
Fitted with a panelled bath which has electric shower over, low level WC and hand wash basin. Window to side.



#### OUTSIDE

The front garden is open plan and laid to gravel for ease of maintenance. To the rear there is a low maintenance garden directly to the rear.

Our seller has had full use of a large lawn area which is only accessed via the garden of this property. It is in the ownership of Clarion Housing and our seller had intended to make a direct approach to have it transferred into her title.



Circumstances have changed and the new owner may wish to pursue the additional garden with Clarion themselves.

#### SERVICES

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

#### AGENTS NOTE

Please note there are solar panels attached to the property which are on a Lease Agreement which commenced on 05/11/2012 for 25 years and 3 months (expiring in 2038). Our sellers gas and electricity per month amount to £96 combined.

#### Freehold

Fenland District Council tax band B  
Energy rating B

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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