

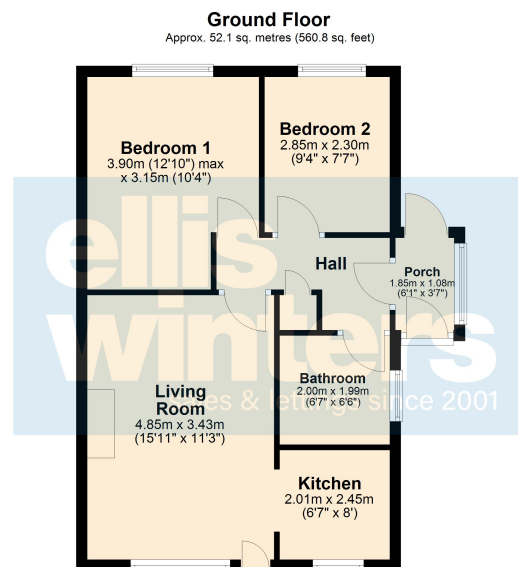
# £200,000

Bevills Close, Doddington, Cambridgeshire PE15 0TT



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

Nestled with a TRANQUIL backdrop of open fields, this two-bedroom semi-detached BUNGALOW presents a fantastic OPPORTUNITY to create your dream home! Boasting a larger-than-average rear garden and convenient off-road PARKING to the front, this property offers the perfect blend of peaceful living and practicality. Inside, you'll find a WELL-PROPORTIONED layout comprising a kitchen, inviting living room, two comfortable bedrooms, and a bathroom. While the property requires SOME UPDATING and finishing touches, it holds incredible POTENTIAL for extension, a vision that our current sellers had originally intended to pursue. Don't miss the chance to put your personal stamp on this promising property and create a home that perfectly suits your lifestyle!



Total area: approx. 52.1 sq. metres (560.8 sq. feet)

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## GROUND FLOOR

**Porch**  
1.85m (6'1") x 1.08m (3'7")  
Window to side, doors to both front and rear.

**Living Room**  
4.85m (15'11") x 3.43m (11'3")  
Window to front.

**Kitchen**  
2.45m (8') x 2.01m (6'7")  
Fitted with wall and base units with space for freestanding cooker and fridge/freezer, plumbing for washing machine, window to front, open to living room.

**Bedroom 1**  
3.90m (12'10") max. x 3.15m (10'4")  
Window to rear.

**Bedroom 2**  
2.85m (9'4") x 2.30m (7'7")  
Window to rear.

**Bathroom**  
2.00m (6'7") x 1.99m (6'6")  
Fitted with a panelled bath which has mixer tap plus electric shower over, low level wc and hand wash basin. Window to side.

## Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

## Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



## OUTSIDE

The front garden is open plan and laid to gravel with feature shrubs. A shared driveway provides off road parking and there is potential for more if required. To the rear, the larger than average rear garden backs onto fields and has patio area with the balance laid to lawn with shrub borders.

There are three good size sheds/workshops and the seller uses power from the main house for these, if required.



## SERVICES

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

Freehold  
Energy rating C  
Fenland District Council tax band A



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