

£1,000,000

Wimblington Road, Doddington,
Cambridgeshire PE15 0TJ



To arrange a viewing call us now on 01354 694900

There is an amazing opportunity here to acquire this PRIME BUILDING LAND in the ever popular village of Doddington.

Having an Outline Planning Permission in place for 3 dwellings under number F/YR23/0995/O AND a lapsed Planning Permission for 9 dwellings under number F/YR18/0024/O (a mix of 3 and 4 bedroom properties), plus an existing 2 bedroom detached bungalow with surrounding garden, also prime for development. The entire plot is approx. 2.2 acres.

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**BUNGALOW ACCOMMODATION
COMPRISES OF:**

HALL

Door in from veranda/porch, access into loft space which is ready for conversion.

LIVING ROOM

3.90m (12'10") x 3.85m (12'8")
Bay window to front and feature 'V' bay window to side, original open fireplace having tiled insert and hearth with wooden surround.

DINING ROOM

3.90m (12'10") x 3.83m (12'7")
Windows to both side and rear, back boiler set behind gas fire.

KITCHEN

3.17m (10'5") x 3.11m (10'2")
Fitted with a modern range of wall and base units with solid oak worktops and having space for range style cooker, plumbing for dishwasher, windows to side and rear.

CONSERVATORY

Brick and uPVC construction with door into garden. Plumbing for washing machine.

BEDROOM 1

3.97m (13') x 3.85m (12'8")
Window to front, and feature 'V' bay window to side, original feature fireplace.

BEDROOM 2

3.83m (12'7") x 3.11m (10'2")
Windows to both side and rear, original feature fireplace.

BATHROOM

Fitted with a panelled bath, low level WC and hand wash basin. Window to rear.

**ANNEX ACCOMMODATION COMPRISES
OF:**

BED SITTING ROOM

Windows to both side and front, exposed brick fireplace, feature beams to ceiling.

KITCHENETTE

3.55m (11'8") x 1.80m (5'11")
Fitted with wall and base units, wash hand basin. Door into garden.

SHOWER ROOM

Fitted with a single shower cubicle and low level WC.

OUTSIDE

The bungalow is set on a larger than average plot of approx. 2.2 acres and is set well back from the road. A driveway leads down to the bungalow from Wimblington Road. There is an extensive paved patio and the balance is laid mainly to lawn with mature trees. There are various storage sheds.

SERVICES

Mains gas electricity and water. Drainage is to a septic tank.

DIRECTIONS

Proceed into Doddington via the village road from Chatteris and proceed straight heading towards Wimblington. Just past the school the property is located on the left hand side and is accessed via a driveway.

TENURE

Freehold

Energy rating F

Fenland District Council tax band 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.