



MAXEY  
GROUNDS

**DRAFT PARTICULARS**

residential.sales@maxeygrounds.co.uk

01354 607100

Residential Sales

**£200,000**



Ref: M5152

**6 Walden Close, Doddington, March,  
Cambridgeshire, PE15 0TW**

Two Bedroomed Link Detached Bungalow in a Cul-de-Sac Location. Highly Popular Village. Fitted Kitchen with Built in Oven and Hob. Bathroom With Walk in Shower. Gas Central Heating. Off Road Parking. Garage. Lovely Rear Garden.





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**PROPERTY INTRO** Featuring Two Double Bedrooms, Shower room with walk in shower, Refitted Kitchen and Lounge with attractive Fireplace.

Outside there is a Driveway plus Garage and pleasant Garden to the rear. This property benefits from Gas Heating.

This property is located in the heart of the village, Within a stroll of the amenities and church. Doddington is a very popular village known for it's good selection of amenities to include News agents, Convenience stores, School, Health centre and Hospital, Post office and Fish and Chip shop to name but a few. The village is also on a bus route, with nearby March Town Centre offering a Train Station, for those who wish to venture further afield.

**HALL** Door to Lounge.

**LOUNGE** 11' 7" x 13' 7" (3.53m x 4.14m) Window to front, radiator, Brick feature fireplace.

**INNER HALL** Inner Hall has doors to all rooms.

**KITCHEN / BREAKFAST ROOM** 10' 0" x 11' 6" (3.05m x 3.51m) Window to rear. Range of Wall and Base units, Stainless steel sink, plumbing for Washing Machine. Wall mounted boiler. Built in cooker oven, Gas Hob and Hood. Tiled floor. Door to side path.

**BEDROOM ONE** 11' 6" x 8' 9" (3.51m x 2.67m) Window to front, radiator.

**BEDROOM TWO** 11' 5" x 8' 8" (3.48m x 2.64m) Window to Rear, radiator.

**BATHROOM** 6' 4" x 6' 1" (1.93m x 1.85m) Tiled floor, window to rear. Radiator. Low level WC, Hand wash basin, Walk in Shower with mains Shower.

**FRONT GARDEN** Lawn area with shrubs and path to front door. Side pathway to rear garden.

**REAR GARDEN** Mainly laid to law with range of flowers trees and shrubs, patio area, outside tap, side path and gate leading to the front.

**DRIVE AND PARKING** Driveway leading to Garage, access to side of property leading to Garden.

**GARAGE** 16' 6" x 8' 5" (5.03m x 2.57m) Up and over door to front, Window to rear.

**SERVICES** Mains gas, electricity, water and drainage.

**VIEWINGS** Strictly by appointment with Maxey Grounds.

**POSSESSION** Vacant possession upon completion.



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**DIRECTIONS** At the roundabout, take the 2nd exit onto March Road. Continue onto Doddington Rd onto Wimblington Road Continue to follow Wimblington Road 0.5 miles. Continue onto High Street. Straight onto New Street. Left in onto Church Lane. Turn right to stay on Church Lane. Turn left onto Eastalls Close. Turn right onto Walden Close and the bungalow will be on the right.

**COUNCIL TAX BAND** A

**EPC RATING** BAND D

**PARTICULARS PREPARED** 30th January 2023



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**AWAITING FLOORPLAN**



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.