

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>  
 Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
Energy Rating	Energy Efficiency Class
A	Very energy efficient - lower running costs
B	Energy efficient - lower running costs
C	Decent energy efficiency - lower running costs
D	Decent energy efficiency - higher running costs
E	Below average energy efficiency - higher running costs
F	Poor energy efficiency - higher running costs
G	Very poor energy efficiency - higher running costs

Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map

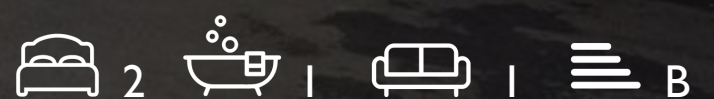


Floor Plan



Shire Way  
 Thorney, PE6 0FX

Offers In Excess Of £195,000



## Shire Way

Thorney, PE6 0FX

A three-year-old modern coach house (freehold) located on a small residential development on the outskirts of the village of Thorney in Cambridgeshire.

Driveway to the front providing ample parking for two cars and a single garage with light and power, and an outside tap. Ground floor access to the front, with carpeted stairs leading to the first floor accommodation comprising, a spacious landing, two double bedrooms, with the master benefitting from an en-suite Jack and Jill bathroom, a spacious 19ft modern open plan kitchen/living area, luxury Amtico flooring, fitted with a range of grey fronted base and eye level units, and complimentary work surfaces over. Integrated Bosch electric oven, induction hob, washing machine and matching breakfast bar. Open plan through to the carpeted living area, with double French doors to the front with a Juliet balcony. Gas central heating with digital thermostatic controls, and also benefits from solar panels (owned outright). The property is freehold and receives peppercorn rent for the two garages the property is built over. A superb first time buy or investment property. Call today to view.

### Entrance Hall

2'11" x 4'3"

### Landing

8'7" x 4'8"

### Kitchen/Living Area

20'9" x 19'8"

### Master Bedroom

8'10" x 11'6"



### Bathroom

7'5" x 5'8"

### Bedroom Two

10'6" x 7'9"

### Garage

14'1" x 19'9"

### EPC - B

87/88

### Tenure - Freehold

