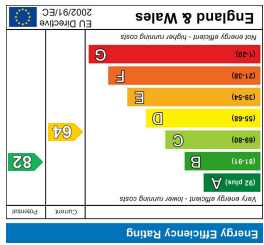


Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied 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. 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/>



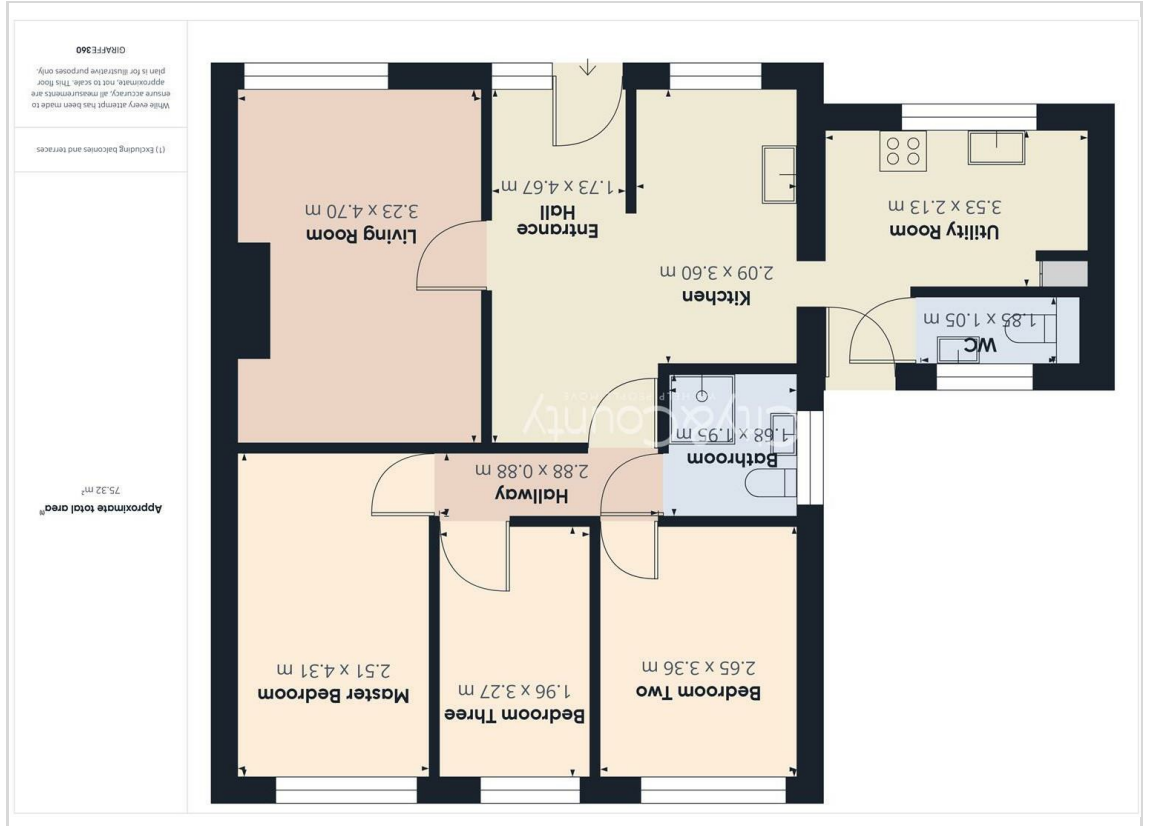
Energy Efficiency Graph

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.

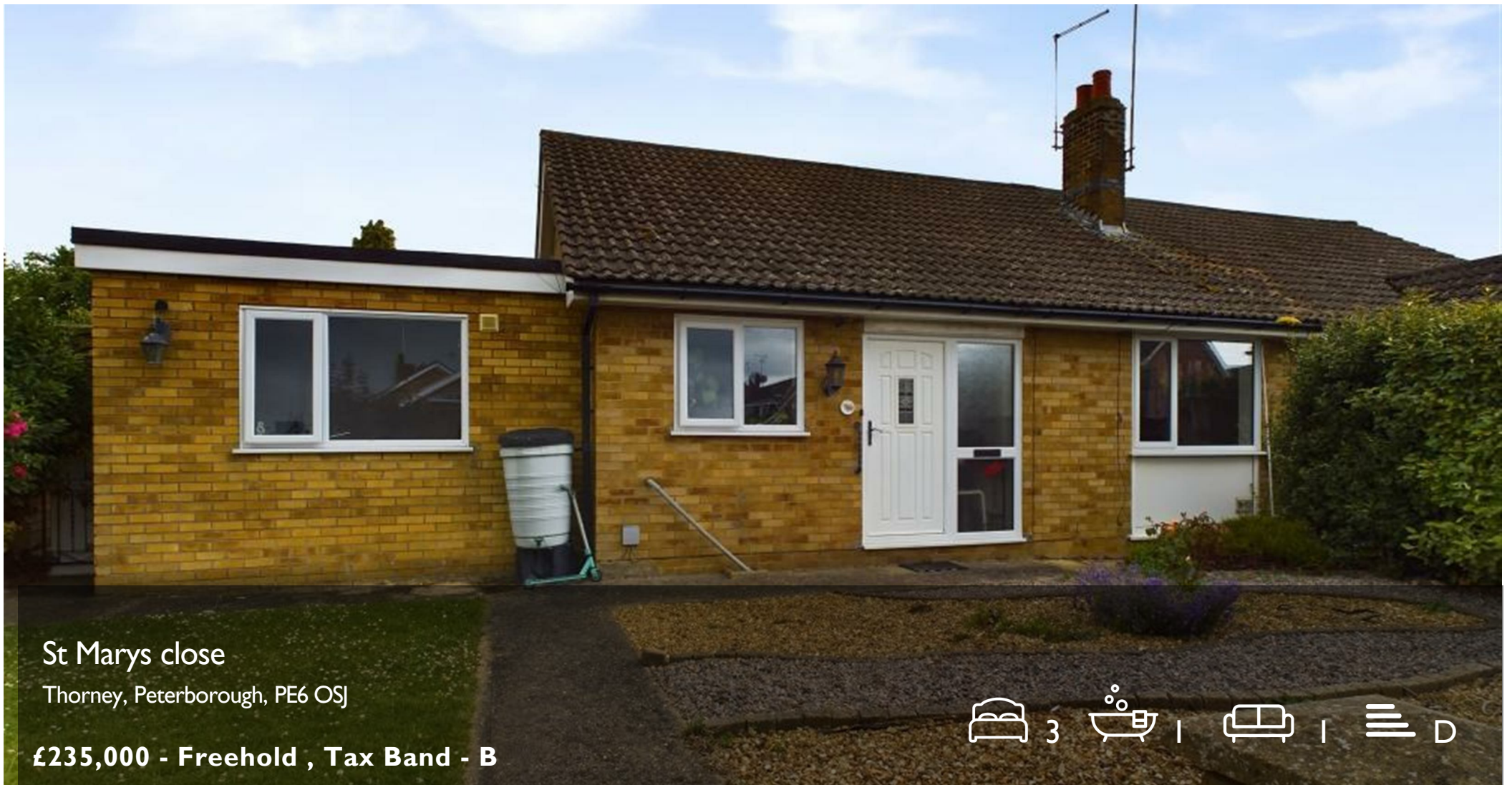
Viewing



Area Map

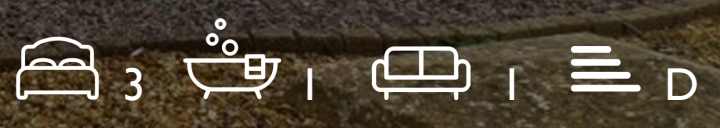


Floor Plan



St Marys close
Thorney, Peterborough, PE6 OSJ

£235,000 - Freehold , Tax Band - B



St Marys close

Thorney, Peterborough, PE6 OSJ

Welcome to St Marys Close in the charming village of Thorney, Cambridgeshire! This delightful bungalow, a semi-detached property, is nestled in a very deceptive corner plot, offering a sense of privacy and tranquillity.

As you step inside, you'll be greeted by a versatile open-plan kitchen, perfect for whipping up delicious meals while still being part of the conversation. The separate utility area and WC provide convenience and functionality for everyday living. This bungalow boasts three cosy bedrooms, ideal for a growing family or hosting guests. With gas central heating and uPVC double glazing, you can stay warm and comfortable throughout the year. One of the highlights of this property is the substantial rear garden, a green oasis where you can relax, entertain, or indulge your green thumb. Additionally, the single garage and driveway with vehicular access from Wobum Drive offer ample parking space for your vehicles. The best part? This property comes with no forward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to own a piece of history in the popular village location of Thorney. Book a viewing today and envision the endless possibilities this bungalow has to offer!

Entrance Hall

5'8" x 15'3"

Living Room

10'7" x 15'5"

Kitchen

6'10" x 11'9"

Utility Room

11'6" x 6'11"

WC

6'0" x 3'5"

Hallway

9'5" x 2'10"

Master Bedroom

8'2" x 14'1"

Bedroom Two

8'8" x 11'0"



Bedroom Three

6'5" x 10'8"

Bathroom

5'6" x 6'4"

EPC - D

64/82

Tenure - Freehold

IMPORTANT LEGAL

INFORMATION

Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas
Heating features:
Broadband: Up to 1000Mbps
Mobile: EE - Great, O3 - Great, Vodafone - Great

Parking: Driveway, Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.