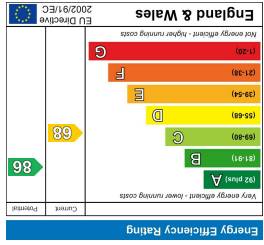


Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied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



Area Map



Floor Plan

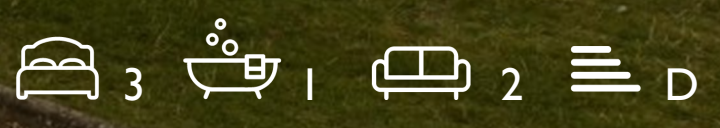
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Woburn Drive  
Thorney, Peterborough, PE6 0SN

Asking Price £259,000 - Freehold , Tax Band - B



# Woburn Drive

Thorney, Peterborough, PE6 0SN

Welcome to this charming semi detached chalet house in the delightful village of Thorney, Peterborough. Situated on Woburn Drive, this property offers a perfect blend of comfort and style.

As you step inside, you are greeted by a spacious entrance hall that leads to two inviting reception rooms. The former garage has been cleverly converted into a versatile playroom/office, providing extra space for work or leisure. The heart of this home is the beautifully modern kitchen, complete with a range of base and eye-level units, and sleek quartz effect work surfaces. The fitted oven range is perfect for whipping up delicious meals for family and friends. Upstairs, you will find three generously sized bedrooms, offering ample space for relaxation and rest. The family bathroom boasts a luxurious 4-piece suite, including a shower area, washbasin, toilet, and a relaxing bath - ideal for unwinding after a long day. Outside, the property continues to impress with a driveway and open-plan garden at the front, providing parking for multiple vehicles. The large rear garden is a true gem, backing onto fields and featuring a patio, a charming pond, and a lush lawn area. Additionally, a footpath leads to a spacious timber workshop, offering endless possibilities for hobbies or storage. Located in a popular and historic village, this property is conveniently close to local shops, schools, and amenities, making it an ideal place to call home. Don't miss out on the opportunity to own this wonderful property in Thorney - book your viewing today!

- Entrance Hall**  
15'0" x 5'9"
- Reception Room**  
14'7" x 7'3"
- Kitchen**  
17'1" x 8'8"
- Lounge/Diner**  
12'2" x 20'9"
- Landing**  
7'3" x 2'9"
- Master Bedroom**  
12'4" x 10'10"
- Bedroom Two**  
9'4" x 10'10"
- Bathroom**  
9'3" x 9'5"
- Bedroom Three**  
12'0" x 6'5"
- EPC - D**  
68/86
- Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
 Accessibility / Adaptations: None  
 Building safety: No  
 Known planning considerations: No  
 Flooded in the last 5 years: No  
 Sources of flooding: n/a  
 Flood defences: No  
 Coastal erosion: No  
 On a coalfield: No  
 Impacted by the effect of other mining activity: No  
 Conservation area: No



Lease restrictions: Not Known  
 Listed building: No  
 Permitted development: No  
 Holiday home rental: No  
 Restrictive covenant: No  
 Business from property: No  
 Property subletting: No  
 Tree preservation order: No  
 Other: Not Known  
 Right of way public: No  
 Right of way private: No  
 Registered easements HMLR: No  
 Shared driveway: No  
 Loft access: No  
 Drain access: No  
 Other: No  
 Parking: Off Street Parking  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Fixed Wireless  
 Internet Speed: up to 1000Mbps  
 Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty

