

Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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/>

| England & Wales | |
|-----------------|--|
| Energy Rating | Energy Efficiency - lower rating costs |
| A | 77-91% |
| B | 69-76% |
| C | 55-68% |
| D | 39-54% |
| E | 29-38% |
| F | 13-28% |
| G | 1-12% |

Energy Efficiency Rating

Energy Efficiency Graph



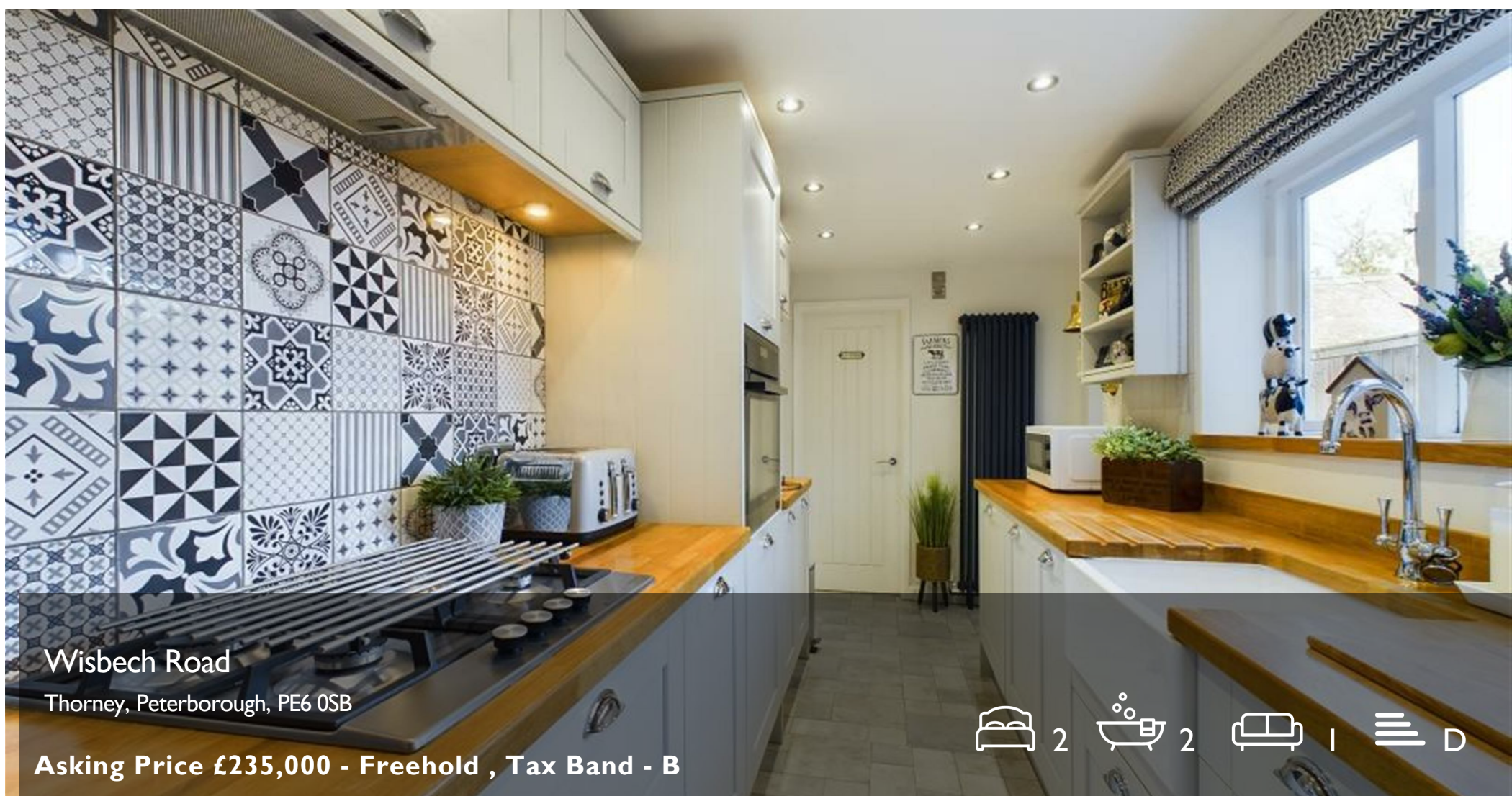
Area Map



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



Wisbech Road
Thorney, Peterborough, PE6 0SB

Asking Price £235,000 - Freehold , Tax Band - B



Wisbech Road

Thorney, Peterborough, PE6 0SB

Nestled in the heart of the picturesque village of Thorney, this Grade II listed terraced cottage on Wisbech Road is a true gem waiting to be discovered. The charming property boasts a delightful blend of historical character and modern upgrades, making it a perfect home for those seeking a touch of tradition with contemporary comforts.

As you step inside, you are greeted by a warm and inviting atmosphere. The entrance hall sets the tone for the rest of the cottage, leading you to a cosy dining room adorned with a feature fireplace that exudes character. Continuing through, you'll find the living room, complete with another charming fireplace and a log burning stove, perfect for those cosy evenings in. The modern kitchen is a highlight of the property, featuring sleek grey shaker style units and complementary worktops. There is an inner lobby leading to a downstairs modern and luxury bathroom comprising, bath with telephone modern and luxury bathroom comprising, bath with telephone shower overmatching pedestal wash hand basin, and a close coupled W.C, heated towel rail, complimentary tiling. Additionally, there are outbuildings that can be transformed into a 'man-cave' or a versatile space to suit your needs. Venturing upstairs via the carpeted stairs, you'll discover two double bedrooms, each offering a comfortable retreat. The front bedroom even boasts a dressing room/study/extra bedroom, providing flexibility to adapt the space to your lifestyle. Upstairs also benefits a modern three-piece suite shower room. The property has been thoughtfully updated with gas central heating, ensuring warmth and comfort throughout the seasons. This beautifully presented cottage has undergone comprehensive improvements, making it a truly special place to call home. With its characterful features, modern amenities, and a prime village location, this property is a must-see for those looking for a unique blend of history and contemporary living. Don't miss the opportunity to make this charming cottage your own - book your viewing today!

- Entrance Hall**
7'3" x 4'0"
- Dining Room**
12'0" x 12'10"
- Living Room**
11'11" x 12'6"
- Kitchen**
14'2" x 6'7"
- Bathroom**
5'7" x 6'6"
- Landing**
2'9" x 2'9"
- Master Bedroom**
12'0" x 11'4"
- Bathroom**
6'5" x 7'2"
- Bedroom Two**
9'3" x 9'5"
- Dressing Room/Study/Bedroom Three**
5'3" x 6'11"
- EPC - D**
59/83
- 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: Yes
- Lease restrictions: No
- Listed building: Yes
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: Yes
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: Not Known
- Right of way public: No
- Right of way private: Yes
- Registered easements HMLR: No
- Shared driveway: No
- Loft access: No
- Drain access: No
- Other: No
- Parking: Off Street Parking No Permit Required
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- Internet Speed: up to 80Mbps
- Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Great



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. 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.