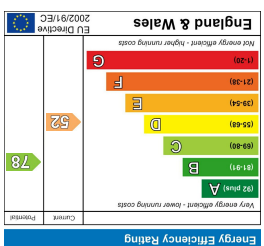


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.



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.

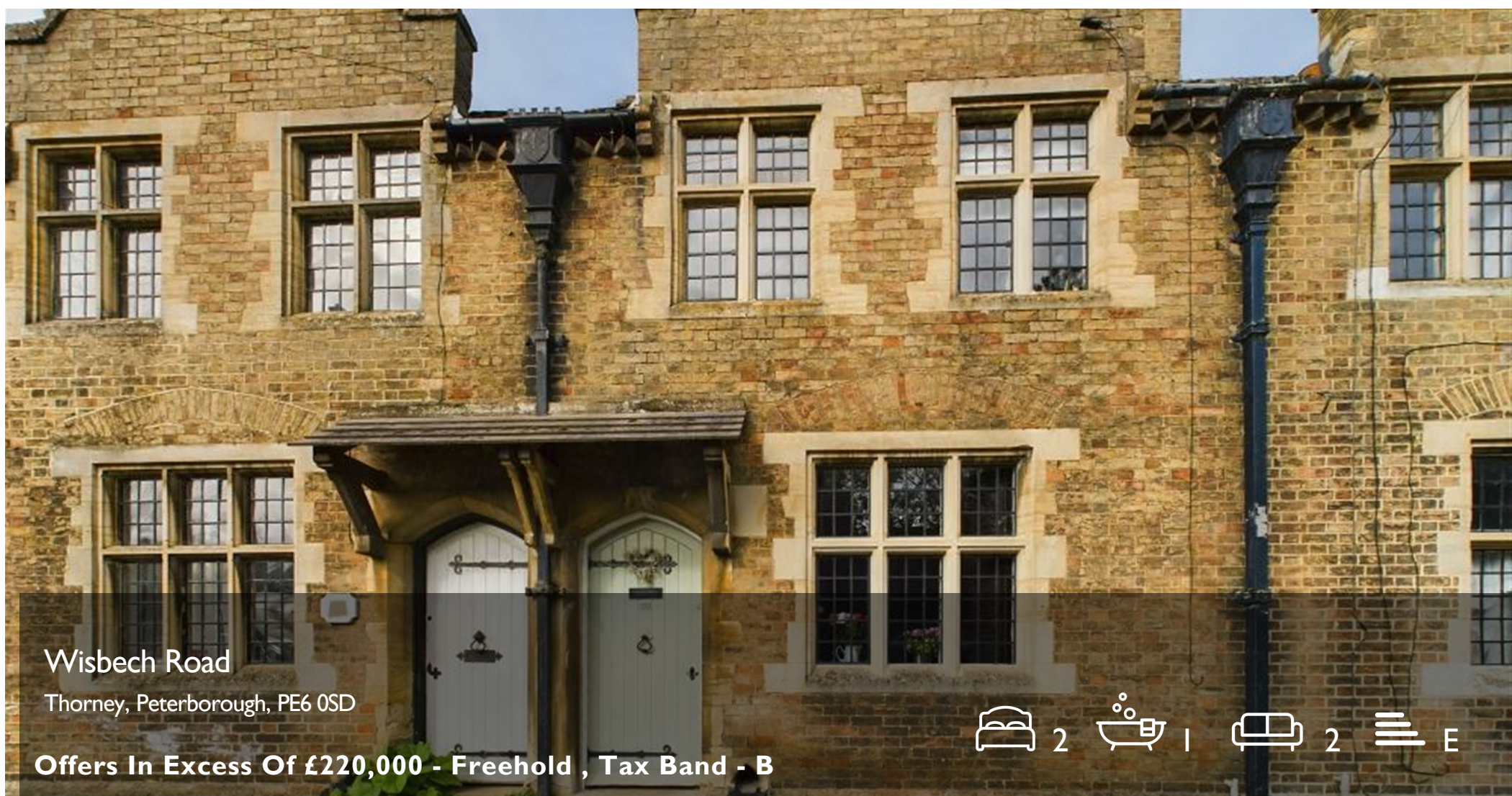
Viewing



Area Map



Floor Plan



Wisbech Road
Thorney, Peterborough, PE6 0SD

Offers In Excess Of £220,000 - Freehold , Tax Band - B



Wisbech Road

Thorney, Peterborough, PE6 0SD

Nestled in the charming village of Thorney near Peterborough, this beautifully presented grade II listed terraced cottage on Wisbech Road is a true gem. Stepping inside, you are greeted by a warm and inviting atmosphere with two reception rooms that offer ample space for relaxation and entertainment.

The character of this cottage shines through with refurbished leaded windows, elegant window shutters, and a striking feature fireplace in the living room. The original stripped lath style doors add a touch of history and charm to the property. The modern galley style kitchen boasts cream shaker style units and seamlessly flows into a separate dining area. From here, step outside through the replacement double French doors onto the raised decked patio and courtyard garden. The outdoor space is a real highlight, complete with a fantastic outbuilding that retains its original features, providing a perfect retreat or hobby space. Beyond the outbuilding, you'll find a substantial garden/vegetable plot, offering plenty of green space to enjoy. Upstairs, a stone/brick staircase leads to a landing where you'll discover two double bedrooms that exude comfort and style. The former third bedroom has been transformed into a modern family bathroom, adding a contemporary touch to this historic cottage. Conveniently, the property comes with an allocated parking space and the potential for a garage, providing practicality in addition to its charm. With its desirable location and unique features, an early viewing is highly recommended to fully appreciate all that this cottage has to offer.

Entrance Porch

2'11" x 3'1"

Living Room

11'8" x 10'6"

Kitchen

11'10" x 7'8"

Dining Area

5'11" x 7'9"

Landing

Master Bedroom

11'10" x 8'1"

Bathroom

8'6" x 6'8"

Bedroom Two

11'8" x 6'9"

Outbuilding

13'8" x 10'3"

EPC - E

52/78

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: Not Known
 Listed building: Yes
 Permitted development: Yes
 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: Yes
 Right of way private: No
 Registered easements HMLR: No
 Shared driveway: No
 Loft access: Yes
 Drain access: No
 Other: No
 Parking: Garage (Potential), Off Street Parking
 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 - Great, 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.

