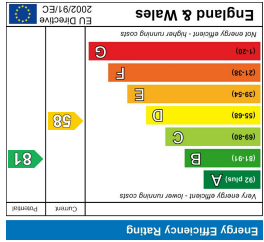


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Energy Efficiency Graph



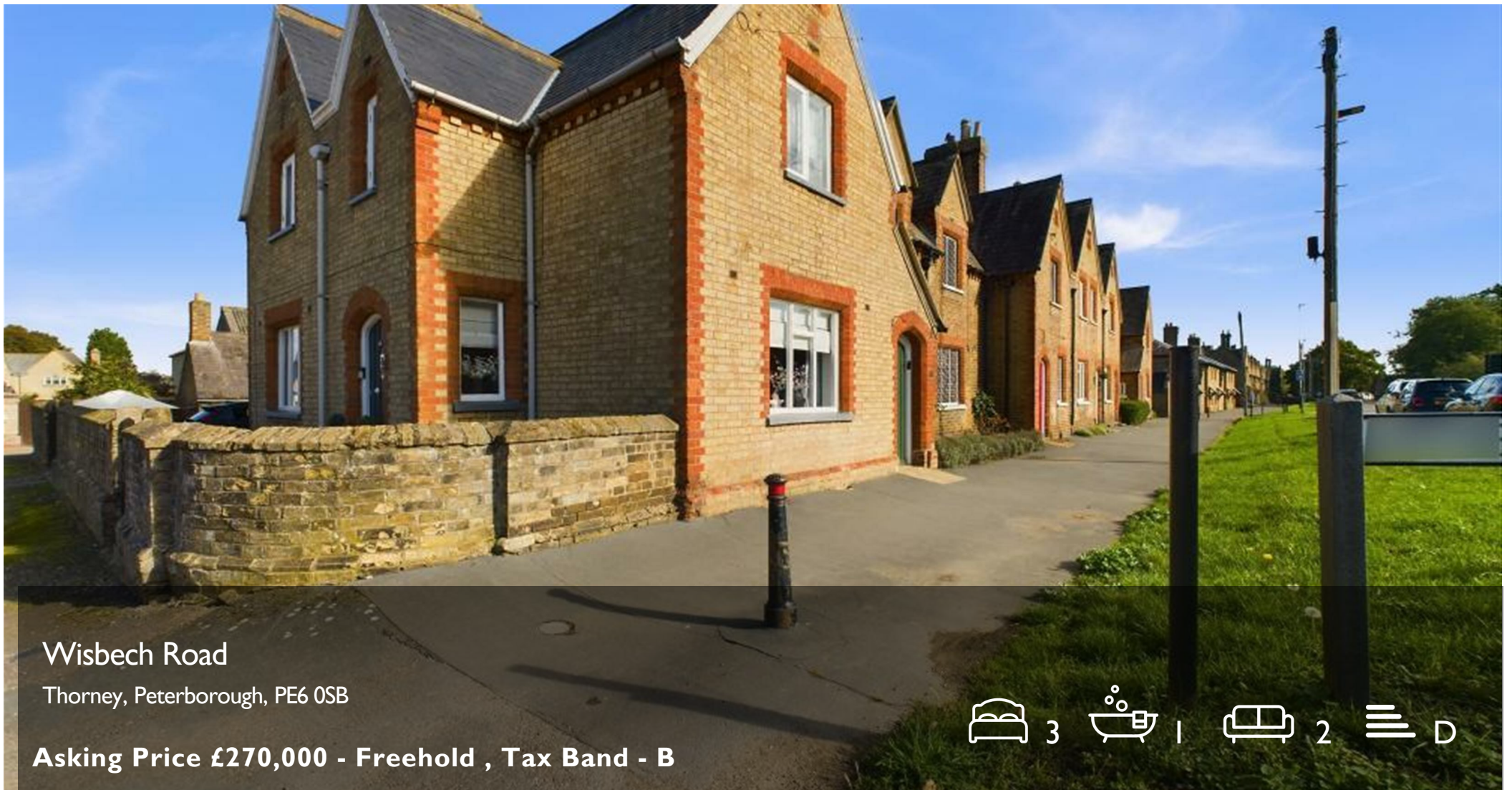
Area Map



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 £270,000 - Freehold , Tax Band - B



Wisbech Road

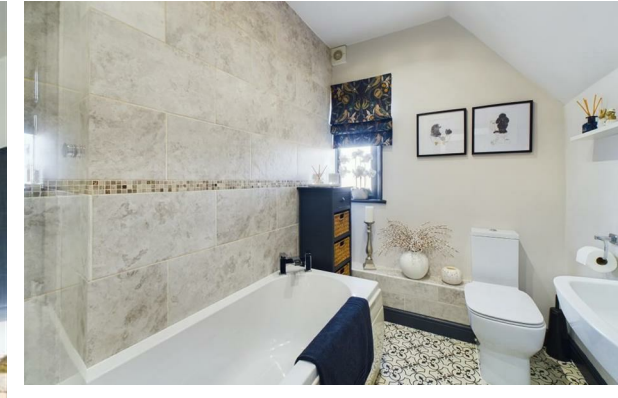
Thorney, Peterborough, PE6 0SB

Nestled in the picturesque village of Thorney, this Duke of Bedford Grade II listed end terrace cottage on Wisbech Road is a true gem waiting to be discovered. Boasting two reception rooms and three bedrooms, this end terrace cottage exudes charm and character at every turn.

As you step inside, you are greeted by a beautifully presented home, in the valuers opinion it is better than show home condition. The bespoke features throughout add a touch of elegance, making this property truly special. The front entrance hall leads to a stunning spacious dining room and then an imposing living room with statement decor, a stunning cast iron working open fireplace, perfect for cosy evenings. The fully fitted and immaculate cottage style kitchen/breakfast room is a delightful space for cooking and dining, while the two-piece suite cloakroom with feature decor adds stylish convenience. Upstairs, the spacious landing leads to a modern three-piece suite bathroom and three uniquely styled bedrooms. The master bedroom at the front is a standout feature with its vaulted ceiling and walk-in dressing room. Outside, the property continues to impress with a terraced gravel area offering parking space, an EV charging point, a sunken patio with an integral bar and alfresco dining area. Additionally, there is a charming outbuilding that includes an outside WC and a workshop/studio with original features. Conveniently located within walking distance of local amenities such as tea rooms, shops, and a pub, this property truly has the WOW factor. If you are looking for a stunning home with character and modern comforts, this is a must-see property that promises a lifestyle of charm and elegance.

- Entrance Hall**
7'6" x 3'1"
- Dining Room**
12'3" x 12'4"
- Living Room**
12'3" x 16'1"
- Kitchen/Breakfast Room**
9'3" x 12'3"
- WC**
2'6" x 7'3"
- Landing**
16'2" x 2'9"
- Master Bedroom**
12'4" x 12'1"
- Dressing Room**
7'4" x 3'4"
- Bedroom Two**
11'3" x 13'3"
- Hallway**
3'10" x 3'3"
- Bathroom**
8'0" x 6'0"
- Bedroom Three**
12'0" x 5'10"
- EPC - D**
58/81
- 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: No
- Registered easements HMLR: No
- Shared driveway: No
- Loft access: No
- Drain access: No
- Other: No
- Parking: Driveway Private, EV Charging Private, Rear of Property
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains, Open Fires
- Internet connection: Fttp
- 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.