



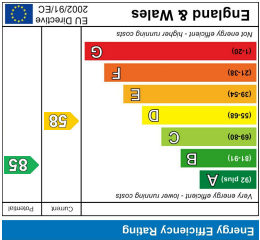
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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/>

Wisbech Road

Thorney, Peterborough, PE6 0SA

Nestled in the charming and historic village of Thorney, Cambridgeshire, this Grade II listed terraced cottage on Wisbech Road is a true gem waiting to be discovered. Refurbished in 1982, this delightful property offers a perfect blend of character and modern comfort.

As you step inside, you are greeted by a spacious entrance hall that sets the tone for the rest of the cottage. The cosy living room seamlessly connects to the charming cottage-style kitchen-diner, creating a warm and inviting space for entertaining or relaxing. Open the doors to the rear, and you'll find yourself in a secluded patio garden, perfect for enjoying a cup of tea on a sunny afternoon. Venture upstairs via the carpeted stairs, and you'll discover two generously sized double bedrooms, offering ample space for rest and relaxation. The well-appointed three-piece bathroom completes the upper level, providing convenience and comfort for everyday living. This property is not just a house; it's a home filled with character and potential. Ideal for first-time buyers looking to settle in a desirable village location, this cottage on Wisbech Road is a rare find that offers a unique opportunity to embrace village life while being just a stone's throw away from the bustling city of Peterborough. Don't miss out on the chance to make this charming cottage your own and experience the best of village living in Thorney.

Entrance Hall
6'6" x 10'8"

Living Room
12'6" x 12'3"

Kitchen/Diner
19'5" x 8'5"

Landing
5'6" x 5'5"

Master Bedroom
15'8" x 7'7"

Bathroom
8'8" x 7'2"

Bedroom Two
10'3" x 11'2"

EPC - D
58/85

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: No
Listed building: Yes
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: Not Known
Right of way private: No
Registered easements Not Known
Shared driveway: No
Loft access: Yes
Drain access: Not Known
Other: Not Known
Parking: Street Parking Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed wireless
Internet Speed: up to 49Mbps
Mobile Coverage: EE - Great, 02 - 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.

