



## Chancel Court

Thorney, Peterborough, PE6 0TU

50% Shared Ownership £100,000 - Leasehold - Share of Freehold ,

3 1 1 B

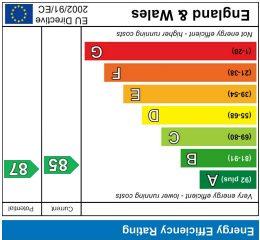
## Floor Plan



## 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



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, service details, lease details 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/>



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Asking Price £100,000  
Attention first time buyers! City and County are delighted to present this fantastic opportunity  
The property is being offered under shared ownership with 50% ownership by the seller. The remaining percentage value of £120,00 is held with Cross Keys Homes .

This superbly presented and stylish semi-detached home is Located in the popular location of the historic village of Thorney approximately five miles east of Peterborough.

Accommodation comprises downstairs, an entrance hall, spacious living room, inner hallway with a convenient two-piece suite cloakroom, and a modern fitted kitchen/breakfast room with French doors leading to the rear garden. Carpeted stairs lead to a good sized landing, three bedrooms plus a modern three-piece suite bathroom. The property benefits from gas central heating, with neutral and fresh décor throughout.  
\*\*No forward chain!\*\*

All applications are subject to affordability via Cross Keys Homes. Please note there are 119 years remaining on the lease, current rent at £385 pcm on the remaining 50% share

Entrance Hall  
7'2" x 4'7"

Living Room  
16'2" x 12'2"

Hallway  
3'10" x 4'1"

WC  
5'6" x 3'1"

Kitchen/Breakfast Room  
8'0" x 15'8"

Landing  
9'6" x 6'3"

Master Bedroom  
13'6" x 9'1"

Bedroom Two  
15'1" x 7'10"



Bedroom Three  
9'2" x 7'5"

Bathroom  
9'3" x 6'3"

EPC - B  
85/87

Tenure - Leasehold  
50% Shared Ownership  
119 years remaining on lease  
Current rent £385 pcm on the remaining 50% (£4620 pa).

IMPORTANT LEGAL INFORMATION

Material Information  
Property construction: Standard form  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features:  
Broadband: up to 1000Mbps  
Mobile coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Allocated, Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: B (potential rating is B)

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

