



Topham Crescent
Thorney, Peterborough, PE6 0SR
£230,000 - Freehold , Tax Band - B



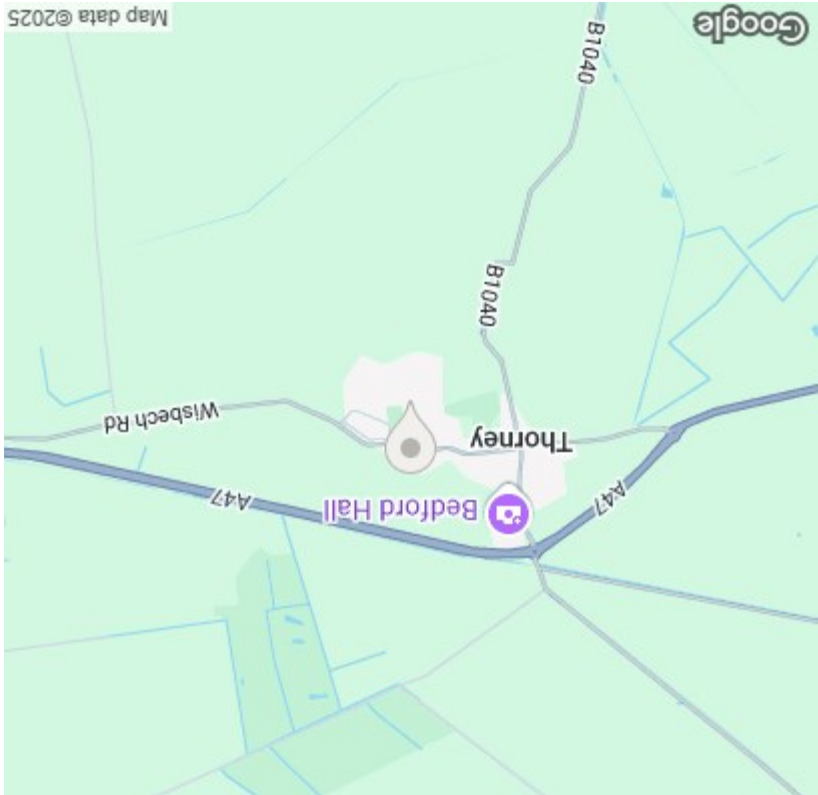
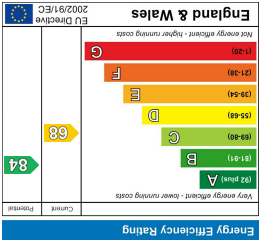
Floor Plan



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



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/>

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Nestled in the charming village of Thorney, Peterborough, this delightful semi-detached bungalow on Topham Crescent offers a wonderful opportunity for those seeking a peaceful retreat. Set within a generous plot on a quiet residential cul-de-sac, this property is being sold with no forward chain, making it an ideal choice for a smooth transition into your new home. ****PROBATE HAS BEEN GRANTED****

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and inviting bay-fronted living room, perfect for relaxation or entertaining guests. The kitchen, conveniently located to the side, provides ample space for culinary pursuits. This bungalow features three well-proportioned bedrooms, one of which is currently utilised as a dining room, offering flexibility to suit your lifestyle needs. The accommodation is completed by a modern three-piece suite shower room, ensuring comfort and convenience. Outside, the property boasts both front and rear gardens, providing a lovely outdoor space to enjoy the fresh air. The driveway accommodates four or more vehicles, leading to a single garage, which adds to the practicality of this home. Additionally, the property benefits from a recently installed gas combi boiler, ensuring efficient heating and hot water. This bungalow is a superb option for retirees or anyone seeking a tranquil living environment. We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss the chance to make this lovely bungalow your new home.

- Entrance Hall**
3'6" x 5'8"
- Living Room**
18'7" x 11'5"
- Hallway**
6'1" x 4'3"
- Kitchen**
8'11" x 8'7"
- Master Bedroom**
12'11" x 9'11"
- Hallway**
10'7" x 2'7"
- Bathroom**
6'2" x 5'6"
- Bedroom Two**
10'2" x 7'0"
- Dining Room/Bedroom Three**
9'11" x 10'2"
- EPC - D**
68/84
- Tenure - Freehold**

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Level Access Shower
Building safety: No
Known planning considerations: None
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: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
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 - Great, O2 - 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.

