

Wisbech Road

Thorney, Peterborough, PE6 0SE

Asking Price £240,000 - Freehold , Tax Band - B



Floor Plan



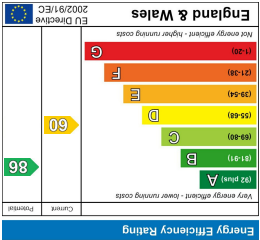
Area Map



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 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 and historic village of Thorney, this delightful mid-terrace house on Wisbech Road offers a perfect blend of comfort and convenience. The property, part of the Duke of Bedford estate, is set back from the road, providing a peaceful retreat with an open plan lawned front garden that welcomes you home.

As you enter, you are greeted by a spacious living room featuring a lovely fireplace, creating a warm and inviting atmosphere. The living area flows seamlessly into a cottage-style kitchen and breakfast room, ideal for family gatherings and entertaining. A convenient downstairs bathroom with a three-piece suite adds to the practicality of the layout. The rear covered porch provides access to the enclosed courtyard garden, perfect for enjoying the outdoors.

The first floor comprises three well-proportioned bedrooms, offering ample space for family or guests. The property is well-presented throughout and benefits from gas central heating, ensuring comfort during the colder months.

Outside, the property boasts a variety of features that enhance its appeal. The enclosed lawned garden includes a timber decked area, perfect for alfresco dining, while an additional wild garden offers a touch of nature. The outbuilding to the rear includes a workshop/garage with light and power, along with an outside W.C. Shared vehicular access leads to a concrete hardstanding, providing parking for two vehicles.

Situated in a conservation area, this home is within walking distance of local shops, a recently refurbished pub, schools, and other amenities, making it an ideal location for families and professionals alike. This property is a wonderful opportunity to embrace village life while enjoying modern comforts.

- Living Room
16'1" x 11'1"
- Kitchen Diner
10'11" x 11'0"
- Bathroom
4'9" x 7'10"
- Rear Porch
3'11" x 5'1"
- Landing
2'7" x 2'5"
- Master Bedroom
10'11" x 10'11"
- Bedroom Two
9'4" x 8'3"
- Bedroom Three
6'6" x 11'1"
- EPC - D
60/86
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: None
- 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: Yes
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: Yes - Unable to change front elevation.
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: Yes
- Right of way private: No
- Registered easements: No
- Shared driveway: Yes
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private, Off Street
- Parking, Rear of Property
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Electric 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.

