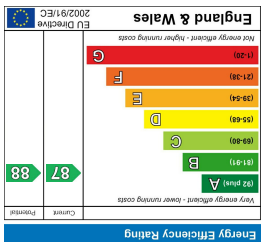


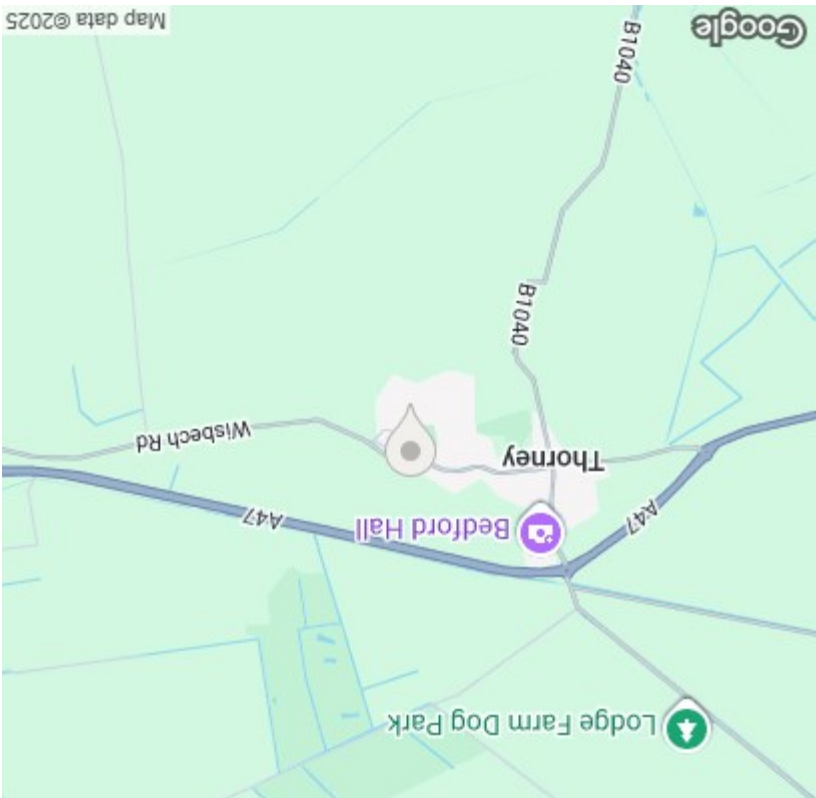
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documents 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 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.greborrough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas>

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



Floor Plan



Shire Way
Thorney, PE6 0FX

A three-year-old modern coach house (freehold) located on a small residential development on the outskirts of the village of Thorney in Cambridgeshire.

Driveway to the front providing ample parking for two cars and a single garage with light and power, and an outside tap. Ground floor access to the front, with carpeted stairs leading to the first floor accommodation comprising, a spacious landing, two double bedrooms, with the master benefitting from an en-suite Jack and Jill bathroom, a spacious 19ft modern open plan kitchen/living area, luxury Amtico flooring, fitted with a range of grey fronted base and eye level units, and complimentary work surfaces over. Integrated Bosch electric oven, induction hob, washing machine and matching breakfast bar. Open plan through to the carpeted living area, with double French doors to the front with a Juliet balcony. Gas central heating with digital thermostatic controls, and also benefits from solar panels (owned outright). The property is freehold and receives peppercom rent for the two garages the property is built over. A superb first time buy or investment property. Call today to view.

Entrance Hall
0.90 x 1.30 (2'11" x 4'3")

Landing
2.63 x 1.43 (8'7" x 4'8")

Kitchen/Living Area
6.33 x 6.00 (20'9" x 19'8")

Master Bedroom
2.71 x 3.53 (8'10" x 11'6")

Bathroom
2.28 x 1.73 (7'5" x 5'8")

Bedroom Two
3.22 x 2.37 (10'6" x 7'9")

Garage
4.31 x 6.02 (14'1" x 19'9")

EPC - B
87/88

Tenure - Freehold

IMPORTANT LEGAL
INFORMATION



Construction: Standard
Accessibility / Adaptations: Ramped Access
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: Driveway Private, Single Garage, Street Parking - Permit NOT Required
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply, Solar Pv Panels
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: TBC
Mobile Coverage: TBC

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.

