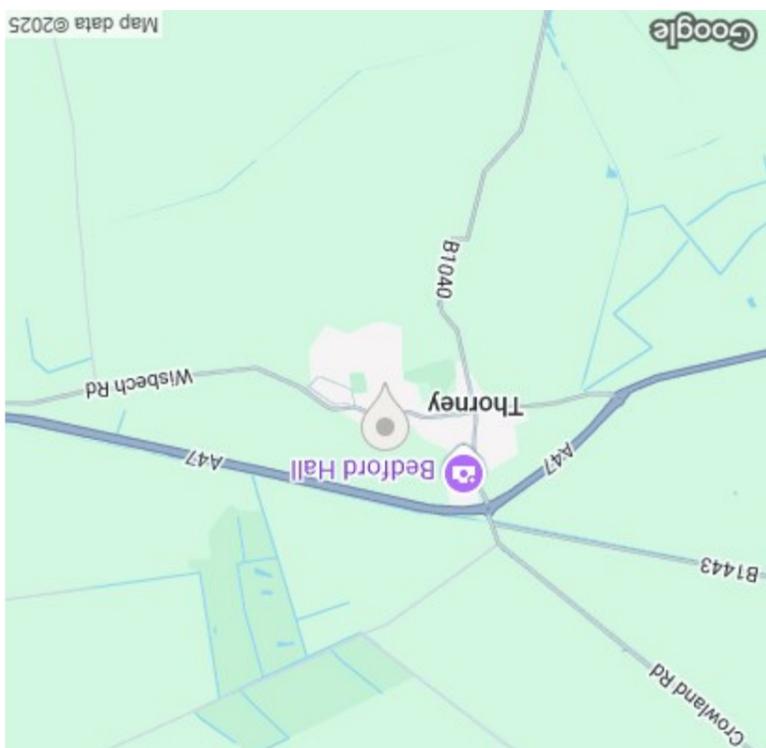


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

| England & Wales |  |
|-----------------|--|
| Energy Rating   | Energy Efficiency - lower rating costs |
| A               | 77-92                                  |
| B               | 69-76                                  |
| C               | 55-68                                  |
| D               | 49-54                                  |
| E               | 39-48                                  |
| F               | 31-38                                  |
| G               | 1-30                                   |

Any energy efficient - lower rating costs  
Climate: Average  
Current: Average

Energy Efficiency Graph



Area Map



Floor Plan

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.

Viewing



Woburn Drive

Thorney, Peterborough, PE6 0SN

Offers In Excess Of £220,000 - Freehold , Tax Band - B



# Woburn Drive

Thorney, Peterborough, PE6 0SN

Nestled in the charming historic village of Thorney, Cambridgeshire, this delightful semi-detached bungalow on Woburn Drive is now available for sale. This property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a peaceful retreat.

Upon entering, you are welcomed by a lovely kitchen situated at the front of the bungalow, which provides a warm and inviting atmosphere. The spacious inner hallway leads you to a bay-fronted living room, perfect for relaxing or entertaining guests. The accommodation features two generously sized double bedrooms, with the master bedroom boasting fully fitted wardrobes and a dressing table, ensuring ample storage and a touch of elegance. The property has been thoughtfully adapted, with the former third bedroom now serving as a dining room, which seamlessly connects to a sun lounge at the rear. This sun lounge overlooks a well-maintained, low-maintenance garden, providing a serene space to enjoy the outdoors without the burden of extensive upkeep. Additional features include a driveway to the front and side of the property, a carport, and a single garage, offering plenty of parking options. With no forward chain, this bungalow is ready for you to move in and make it your own. This lovely home in Thorney is not just a property; it is a lifestyle choice, offering a tranquil setting while being conveniently located near local amenities. Do not miss the opportunity to view this charming bungalow, which is sure to appeal to a variety of buyers.

- Kitchen**  
12'9" x 8'6"
- Living Room**  
17'8" x 11'6"
- Hallway**  
17'1" x 4'1"
- Dining Room**  
10'0" x 10'5"
- Conservatory**  
9'4" x 8'11"
- Master Bedroom**  
12'9" x 10'0"
- Bathroom**  
6'0" x 5'4"
- Bedroom Two**  
10'0" x 7'1"
- EPC - D**  
64/84

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
 Accessibility / Adaptations: Lateral Living  
 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: Yes - a) To maintain the walls/ fences at the front, the rear and the right hand side of the property. b) Not to carry on any trade or business on the property apart from using it as the professional residence of a doctor, solicitor, surveyor, dentist or architect. c) Not to sell alcohol on any part of the property. d) Not to erect any advertisement on the property.  
 Business from property: Yes  
 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  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Electric Mains, Night Storage Heaters  
 Internet connection: Cable  
 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.

