



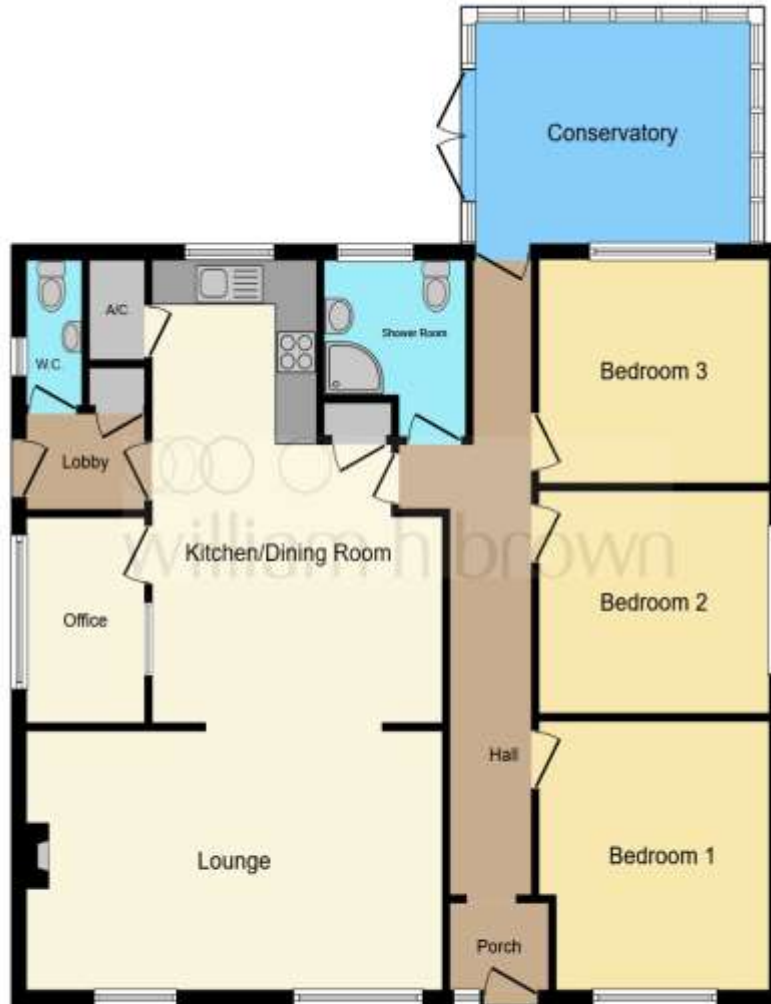
The Ferns Wisbech Road, Thorney Peterborough PE6 0TS

welcome to

The Ferns Wisbech Road, Thorney Peterborough

"With this Bungalow comes outside Space, Barn and Workshop. Set in a Rural location" Pleased to offer this Three Bedroom detached Bungalow set on an acre plus of Land. If you need space, outbuildings, and the potential to Build on, then this could be perfect for you. The Bungalow has a great open plan living area which boasts Kitchen, Dining, Living Room and Office . All three Double Bedrooms are off the front Hallway as is the large Conservatory and Family Shower Room. The rear Hallway leads thru to the Kitchen and accommodates the Cloak Room. To the front, a large Lawned Garden with Driveway to the property which wraps around for access to the Barn, Workshop and large Plot of Land which could potentially be Built on with planning permission or to house Kennels or similar. To the rear of the property a large Patio area. This is a rare opportunity and Viewings Highly Recommended.





Kitchen

10' 8" x 7' 9" (3.25m x 2.36m)

Dining Room

14' 4" x 12' 5" (4.37m x 3.78m)

Living Room

20' 2" x 12' 4" (6.15m x 3.76m)

Office

9' 2" x 5' 5" (2.79m x 1.65m)

Cloak Room

Family Shower Room

Conservatory

13' 4" x 10' 3" (4.06m x 3.12m)

Bedroom

10' 9" x 10' 3" (3.28m x 3.12m)

Bedroom

11' 2" x 10' 6" (3.40m x 3.20m)

Bedroom

12' 3" x 11' 2" (3.73m x 3.40m)

Front And Rear Hallway

Workshop

41' x 16' 7" (12.50m x 5.05m)

Barn

23' 8" x 18' (7.21m x 5.49m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

The Ferns Wisbech Road, Thorney Peterborough

- Rural location
- Wonderful Three Bedroom Bungalow set on a large plot over an Acre (STS)
- Additional large 23" Foot Barn and 41" Workshop
- Access and space to potentially build an additional property
- Gated driveway
- Multi fuel Burner in Living room
- Conservatory and Patio to the rear
- Rural location

Tenure: Freehold EPC Rating: C

offers in excess of

£380,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG121814



Property Ref:
PCG121814 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk