

for sale

£110,000



## Chancel Court Thorney Peterborough PE6 0TU

**\*\*\*ATTENTION FTB\*\*\*** A lovely three bedroom shared ownership property is ideal to get on the property ladder. This home has three good bedrooms, downstairs cloakroom & allocated parking. Call 01733 579412 to arrange a viewing appointment.



# Chancel Court Thorney Peterborough PE6 0TU

## Entrance Hall

Double glazed door into the entrance. Radiator, staircase to first floor landing, smooth ceiling with mains fed smoke alarm and door through to the lounge.

## Lounge

16' 3" x 12' 3" ( 4.95m x 3.73m )

Two radiators, TV, telephone and cable points, door into understairs storage cupboard, smooth ceiling and twin aspect UPVC windows to side and front and door through to inner hallway.

## Inner Hallway

Smooth ceiling and door off onto the kitchen/diner and cloakroom.

## Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap over and tiled splashbacks and a WC with dual flush. Radiator and smooth ceiling with extractor.



## Kitchen / Diner

15' 9" max x 12' 4" max ( 4.80m max x 3.76m max )

Comprising a range of matching wall and base level units, worktops, splashbacks and a single drainer sink with mixer tap over. Built in oven, grill and four ring gas hob with stainless steel splashback and extractor. Plumbing for washing machine and dishwasher. Radiator, gas boiler (concealed behind a wall unit), smooth ceiling with mains fed smoke alarm and UPVC double glazed French doors into the rear garden.

## First Floor Landing

Smooth ceiling with access to loft and mains fed smoke alarm. Doors off onto bedrooms and bathroom.

## Bedroom One

13' 5" x 9' ( 4.09m x 2.74m )

Radiator, TV point, digital controls for the heating, smooth ceiling and UPVC double glazed window to the rear.

## Bedroom Two

15' 1" x 7' 10" ( 4.60m x 2.39m )

Radiator, TV point, smooth ceiling and UPVC double glazed window to the front.

## Bedroom Three

9' 3" x 7' 6" inc stairwell ( 2.82m x 2.29m inc stairwell )

Radiator, smooth ceiling and UPVC double glazed window to front.

## Bathroom

9' 4" max inc storage cupboard x 6' 3" max ( 2.84m max inc storage cupboard x 1.91m max )

Comprising a three piece suite to include bath with mixer tap over, shower attachment and mains fed shower fitted over with shower screen. A wash hand basin with mixer tap and tiled splashbacks and a WC with dual flush. Heated towel rail, shaver point, door into storage cupboard, smooth ceiling with extractor and a frosted UPVC double glazed window to the rear

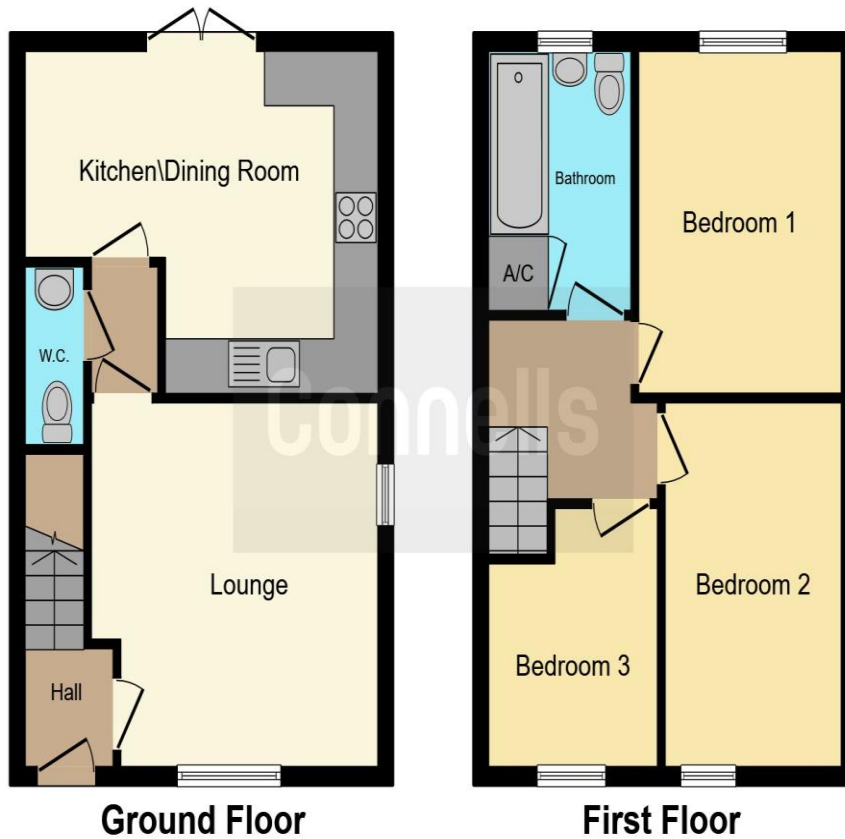
## Outside

To the front of the property there is a lawned front garden with a paved path leading to the front door where there is a storm canopy porch. A block paved area to the front provides allocated parking for two vehicles. A path to the side provides gated access into the rear garden which is in two areas, one being lawned and the other gravelled and ornamental. There is a paved patio area, timber built shed and the garden is surrounded by a timber built fence. Outside tap and light.

## Agents Note

**This property is being offered under shared ownership with 50% ownership by the seller. The remaining percentage of a value of £120,000 is held with Cross Keys Homes and a rent will be payable to them. Guidance on shared ownership purchases can be found at <https://www.gov.uk/shared-ownership-scheme>**





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](http://www.focalagent.com)

To view this property please contact Connells on

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Unit 6 Staniland Way Werrington  
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Property Ref: WRN305332 - 0004

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/WRN305332](http://connells.co.uk/Property/WRN305332)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Feb 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold backs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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