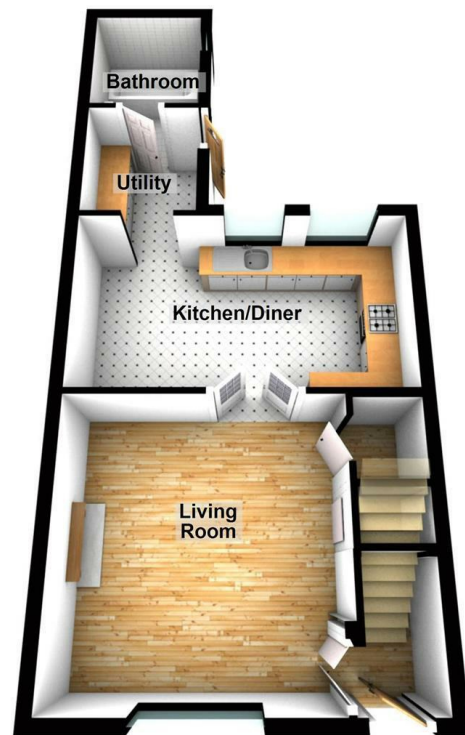


Ground Floor



ENTRANCE PORCH

LIVING ROOM

KITCHEN DINER

UTILTY ROOM

BATHROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

GARAGE



woodcockholmes.co.uk



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Wisbech Road  
Thorney, Peterborough, PE6 0SQ  
£210,000



## Wisbech Road Thorney, Peterborough PE6 0SQ

With its convenient location, spacious rooms, and charming features, this house on Wisbech Road presents a wonderful opportunity for those looking to settle in the historic village of Thorney. Don't miss out on making this your new home sweet home!

- POPULAR VILLAGE LOCATION
- LARGE GARDEN SPACE OVERLOOKING FIELDS TO THE REAR
- THREE DOUBLE BEDROOMS
- LIVING ROOM WITH WORKING LOG BURNER
- FITTED KITCHEN AND DINING SPACE
- MODERN AND STYLISH THREE PIECE FAMILY BATHROOM
- OFF ROAD PARKING AND SINGLE GARAGE
- POPULAR SCHOOL CATCHMENTS

Viewings: By appointment  
£210,000

### ENTRANCE PORCH

UPVC door to front, stairs to first floor, door to living room.

### LIVING ROOM

13'4" x 13"

UPVC double glazed window to front, wooden laminate effect flooring, vertical radiator, store cupboard under stairs, fireplace with working log burner.

### KITCHEN DINER

9'2" x 16' 9"

UPVC double glazed window to rear x2, fitted kitchen with fitted worktops, splashback tiles, fitted sink drainer, fitted oven, fitted four ring hob, tiled flooring, space for dining furniture.

### UTILITY ROOM

UPVC door to side leading to the garden. Space for white goods, tiled floor, access to bathroom.

### BATHROOM

UPVC double glazed obscure window to side. Stylish re-fitted bathroom with fitted low level WC, wash hand bowl basin, bath with shower over and shower screen, fully tiled walls, tiled flooring with underfloor heating.

### FIRST FLOOR LANDING

UPVC double glazed window to side, fitted carpet, access to all rooms.

### BEDROOM 1

10'8" x 12'11"

UPVC double glazed window to front, built in wardrobe, radiator.

### BEDROOM 2

11'10" x 7'10"

UPVC double glazed window to rear, fitted carpet, radiator.

### BEDROOM 3

8'6" x 7'9"

UPVC double glazed window to rear, fitted carpet, radiator.

### OUTSIDE

Front garden space laid with grass and gravel both leading to the front door and side garden area with single wooden gate for access. Off the rear of the house is a private garden area enclosed by timber fencing with gated access to the front and rear, mainly laid with lawn and patio space. Behind the private garden space is shared right of way access offering parking space and a detached single garage with up and over door to front. At the rear of the plot is a long garden area, there is a private patio area with timber shed, the rest of the garden is laid with lawn leading down to the end of the garden space which over looks open fields.

### TENURE

Freehold.

### MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

### INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC