

- ENTRANCE HALL
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 - STUDY
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 - BATHROOM
 - BEDROOM 3
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-
- GARAGE

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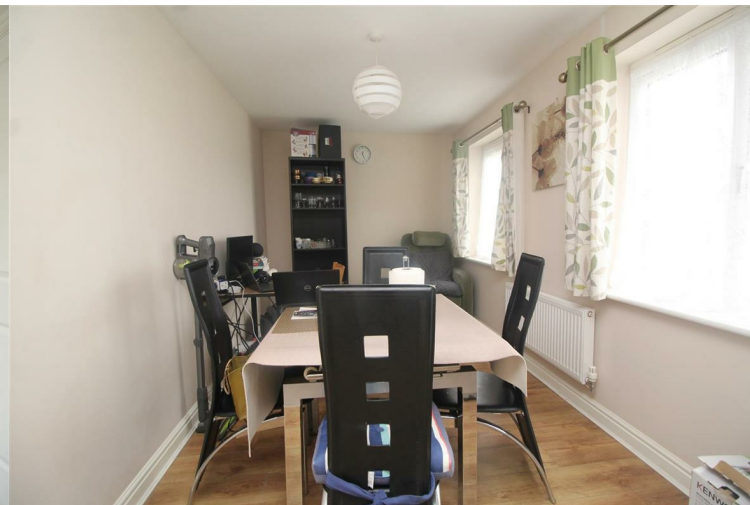


Woodcock Holmes
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing 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.

7 Vestry Close
 Thorney, Peterborough, PE6 0TR
 £450,000



7 Vestry Close Thorney, Peterborough PE6 0TR

Ideal for those seeking a long-term family home, this property is situated in a popular village with excellent school catchments, easy access to travel links via the A47, and surrounded by picturesque countryside.

- PRIVATE GARDEN WITH FIELD VIEWS TO THE REAR
- MODERN AND STYLISH FAMILY HOME
- POPULAR VILLAGE LOCATION SURROUNDED BY COUNTRYSIDE
- FIVE GOOD-SIZED BEDROOMS
- THREE BATHROOMS/SHOWER ROOMS
- WITHIN POPULAR SCHOOL CATCHMENTS
- SOLAR PANELS, GAS CENTRAL HEATING, DOUBLE GLAZING
- DRIVEWAY AND GARAGE
- SEPERATE STUDY/OFFICE, IDEAL FOR WORKING FROM HOME
- SPACIOUS KITCHEN DINER, IDEAL FOR ENTERTAINING AND FAMILY MEALS

Viewings: By appointment
£450,000

ENTRANCE HALL

Door to front, stairs to first floor, radiator, access to all rooms:

LIVING ROOM

16'4" x 14'5"

Double glazed window to front, radiators, TV point

KITCHEN DINER

UPVC double glazed window to rear x2 and uPVC double glazed French doors. Fitted kitchen built with a range of base and eye level units, fitted worktop, fitted hob with extractor hood over, fitted oven, fitted sink drainer, tiled flooring, x2 radiator, access to utility room.

UTILITY ROOM

5'3" x 9'2"

Single door to side leading onto the driveway, matching range of base level units with fitted worktops over and space for appliances.

CLOAKROOM

Two piece suite with low level WC and wash hand basin.

STUDY

7'8" x 10'0"

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

FIRST FLOOR LANDING

Fitted carpet, airing cupboard, radiator, access to all rooms:

BEDROOM 1

11'5" x 16'5"

UPVC double glazed window to front, fitted carpet, radiator, access to shower room ensuite.

SHOWER ROOM ENSUITE

Frosted window to front, shower cubicle, WC, wash hand basin, heated towel rail

BEDROOM 2

10'7" x 11'6"

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

BATHROOM

Frosted window to rear, deep panelled bath, WC, wash hand basin, heated towel rail

BEDROOM 3

8' 0" x 8'2"

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

BEDROOM 4

9'7" x 8'7"

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

SHOWER ROOM

Shower cubicle, WC, wash hand basin, heated towel rail.

BEDROOM 5

8'10" x 8'2"

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

OUTSIDE

The front of the property has a gravel area either side of a path leading to the front door. A tarmac driveway to the side of the house leads to a single garage with up and over door to the front. There is access to the rear garden via a gate. The rear garden is enclosed by timber fencing, private and has field views to the rear. The garden is mainly laid to lawn with a small patio area.

TENURE

Freehold. £20 per month maintenance fee for the area.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

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) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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