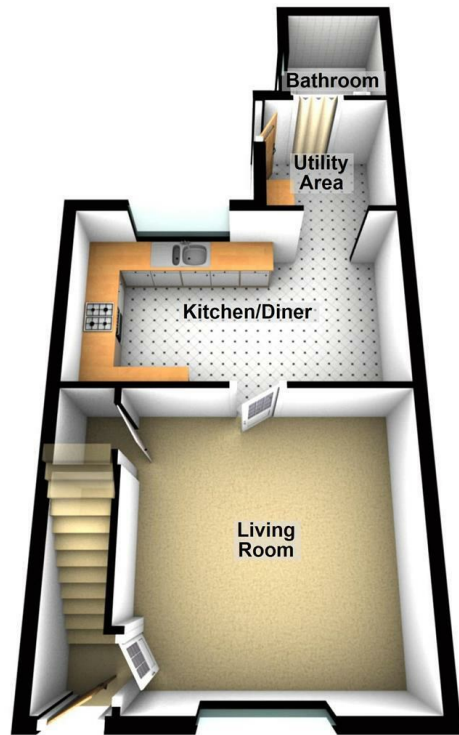


Ground Floor



ENTRANCE PORCH

LIVING ROOM

KITCHEN DINER

UTILITY AREA

FAMILY BATHROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3



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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.

202 Wisbech Road
Thorney, PE6 0SQ
£199,995



**202 Wisbech Road
Thorney
PE6 0SQ**

Situated in the charming and popular village of Thorney, this well-presented end-terrace house is perfect for families and first-time buyers alike. Offering spacious living areas, off-road parking and an extensive garden, this property provides a wonderful balance of comfort and convenience.

- NO FORWARD CHAIN
- SPACIOUS END TERRACE HOUSE
- LARGE GARDEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- THREE BEDROOMS
- KITCHEN DINER
- MODERN FAMILY BATHROOM
- UTILITY ROOM
- LIVING ROOM WITH WORKING FIREPLACE
- POPULAR VILLAGE LOCATION

Viewings: By appointment
£199,995

ENTRANCE PORCH

UPVC door to front, stairs to the first floor, leading into the living room:

LIVING ROOM

13'5" x 12'8"

UPVC double glazed window to front, fitted carpet, fireplace, radiator, under stairs storage cupboard.

KITCHEN DINER

9'1" x 16'2"

UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiels, fitted iskn drainer, fitted oven, fitted hobs, lamiante flooring, radiator.

UTILITY AREA

UPVC double glazed window and door to side, wall mounted gas central heating boiler, worktops, space for white goods.

BATHROOM

5'7" x 5'2"

Obscure uPVC double glazed window to side. Stylish three piece bathroom with a low level WC, wash hand basin, bath with shower over, shower screen, tiled surround and towel rack style radiator.

FIRST FLOOR LANDING

UPVC double glazed window to side on the stairs, fitted carpet, access to all bedrooms:

BEDROOM 1

10'7" x 12'8"

UPVC double glazed window to front, fitted carpet, radiator, storage cupboard/wardrobe.

BEDROOM 2

11'8" x 7'5"

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

BEDROOM 3

8'5" x 7'8"

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

OUTSIDE

Front lawn space with hedge surround. Access to the parking and rear garden space via an enclosed rear courtyard garden space off the utility room. The main rear garden stretches approx 300ft and is mainly laid to lawn.

TENURE

Freehold.

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		81
(69-80) C		
(55-68) D	53	
(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		

England & Wales EU Directive 2002/91/EC