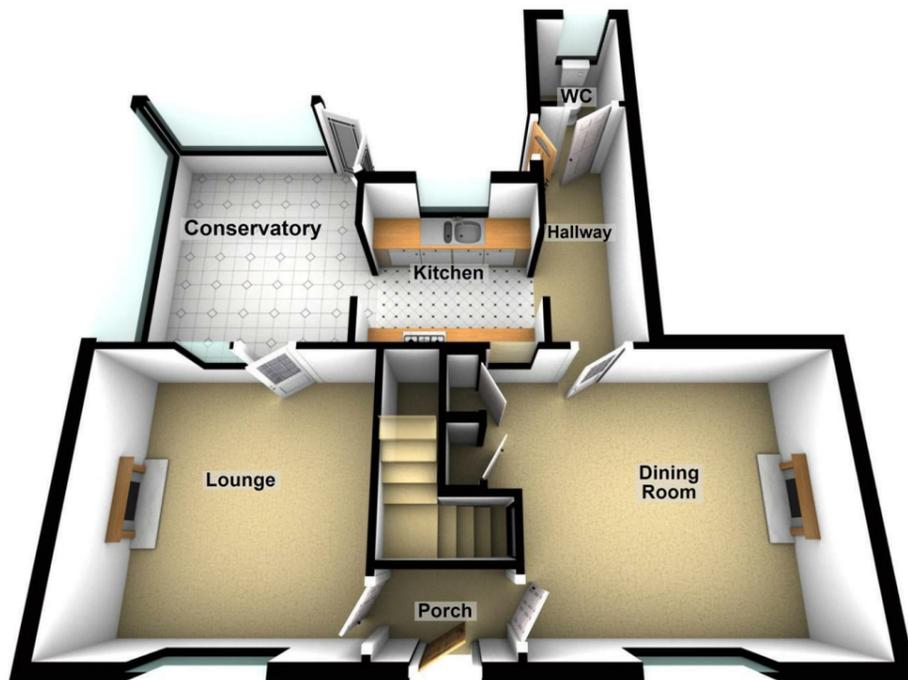


Ground Floor



LOUNGE
3.61m x 3.61m
(11'10" x 11'10")

DINING ROOM
3.63m x 3.73m
(11'11" x 12'3")

CONSERVATORY
3.68m x 2.95m
(12'1" x 9'8")

KITCHEN
2.39m x 2.41m
(7'10" x 7'11")

REAR HALLWAY

WC
1.45m x 1.19m
(4'9" x 3'11")

First Floor



BEDROOM 1
3.63m x 3.63m
(11'11" x 12'3")

BEDROOM 2
3.63m x 3.63m
(11'11" x 11'11")

BATHROOM
2.62m x 2.41m
(8'7" x 7'11")

Woodcock Holmes

20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111

info@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.

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Wisbech Road
Thorney, Peterborough, PE6 0SA
£275,000



Wisbech Road Thorney, Peterborough PE6 0SA

Built in 1860, this 'Duke of Bedford' Grade II listed property is presented in excellent condition throughout, this double-fronted home is stylishly maintained, providing a warm and welcoming atmosphere.

- DUKE OF BEDFORD COTTAGE
- GRADE II LISTED
- POPULAR VILLAGE LOCATION
- GOOD CONDITION THROUGHOUT
- THREE RECEPTION ROOMS
- DOUBLE FRONTED
- TWO DOUBLE BEDROOMS
- REFITTED BATHROOM
- PARKING & GARAGE
- CALL 01733 303111 FOR A VIEWING

ENTRANCE PORCH

Wooden door to front, access to living room and dining room either side.

LIVING ROOM

11'10" x 11'10"

Original diamond pane single glazed window with secondary glazing to front aspect, fitted carpet, wooden panelling to the lower part of the walls, dado rail, television point, late Victorian style cast iron fireplace with slate hearths and living flame gas fire, radiator, doors through to the conservatory.

DINING ROOM

11'11" x 12'3"

Original diamond pane single glazed window with secondary glazing to front aspect, two built in wooden storage cupboard and wooden door to stairs leading to the first floor. Fitted carpet, wooden panelling to the lower part of the walls, dado rail, late Victorian style cast iron fireplace with slate hearths with living flame gas fire, radiator, door to inner hallway.

INNER HALLWAY

Tiled flooring, side door to rear garden, access to the cloakroom and open to the kitchen.

CONSERVATORY

12'1" x 9'8"

Brick based built, wooden and glass construction, double glazed windows to rear and French doors to rear garden, glass roof, fitted carpet. Radiator.

KITCHEN

7'10" x 7'11"

Double glazed window to rear, tiled flooring, matching range of base and eye level units, fitted one and a half bowl stainless steel sink drainer, splash back tiles behind worktops, fitted fan assisted electric oven with five ring gas hob over and extractor hood built in above. Integrated washer/drier, fridge, freezer and dishwasher.

CLOAKROOM

Obscure double glazed window to rear, low level WC, wash hand basin, tiled flooring.

LANDING

Fitted carpet, access to:

BEDROOM 1

11'11" x 12'3"

Original diamond pane single glazed window with secondary glazing to front aspect, 2 built in storage cupboards - one being fitted out as an airing cupboard with shelving and radiator, fitted carpet. Radiator.

BEDROOM 2

11'11" x 11'11"

Original diamond pane single glazed window with secondary glazing to front aspect, fitted carpet. Radiator.

SHOWER ROOM

8'7" x 7'11"

Obscure window to rear. Recently refitted three-piece suite, walk-in double shower with shower screen, fully tiled walls and two-piece shower head set, pedestal wash hand basin, pull chain WC, victorian style radiator and towel rail, tiled flooring, airing cupboard with gas central heating boiler.

OUTSIDE

Front: Easy maintenance front garden with path to front door, gravel area with shrubs and flower bed on either side.

Rear : Fully enclosed rear garden with patio area, raised decking space, flower and shrub beds, weatherproof outdoor electric socket and outside tap, two brick-built outbuildings to the rear of the garden, timber construction garage space, side gate to the rear leading to the parking.

SURROUNDING AREA

The village of Thorney is situated on the A47 between Peterborough and Wisbech. Today, Thorney consists of approximately 1000 residential houses with a whole range of shops, amenities, light industry and historic attractions. Thorney benefits from a number of shops and amenities including a Post Office, Public Houses, Golf Centre, Primary School, Library, etc.

TENURE

Freehold.

SERVICES

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

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

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.

Viewings: By appointment
£275,000