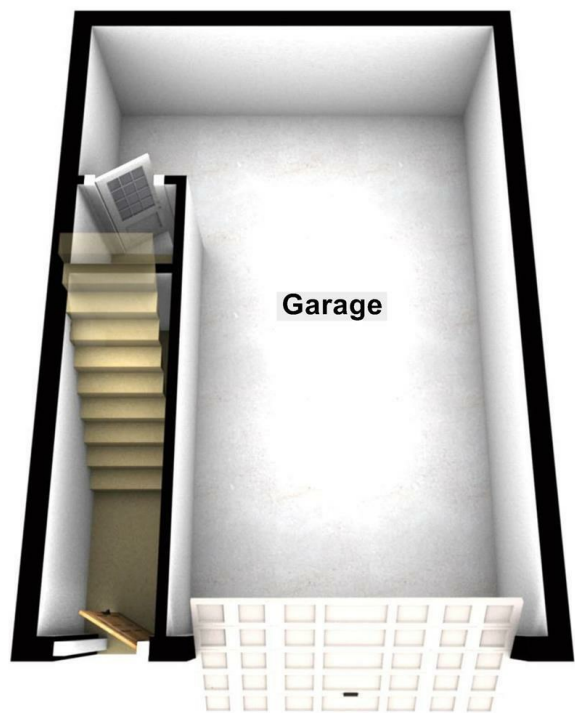


Ground Floor



ENTRANCE PORCH & STAIRS TO  
THE FIRST FLOOR

LANDING

OPEN PLAN LIVING AND DINING  
AREA

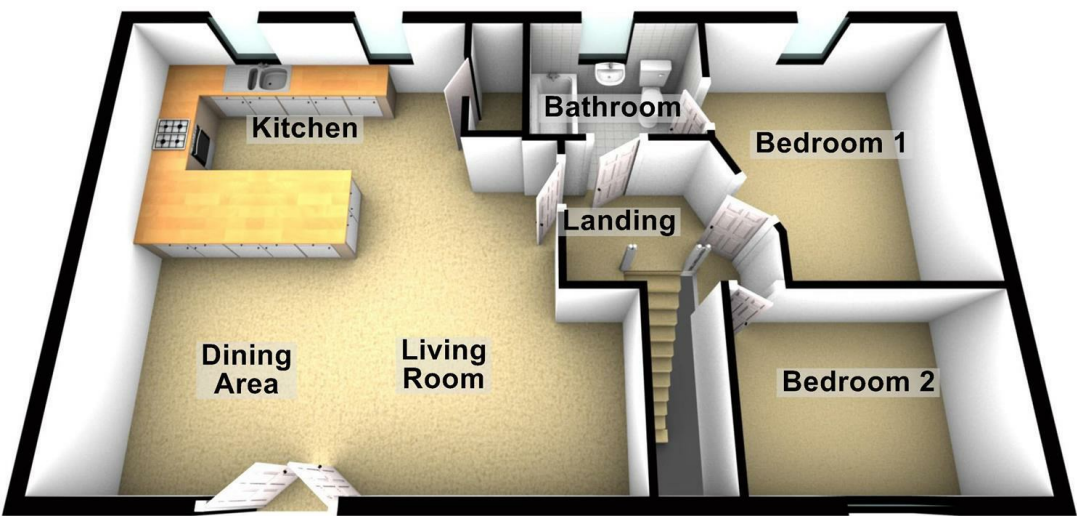
KITCHEN SPACE

BATHROOM

BEDROOM 1

BEDROOM 2

First Floor



**Woodcock Holmes**  
20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL  
  
01733 303111  
info@woodcockholmes.co.uk

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**THE  
GUILD  
PROPERTY  
PROFESSIONALS**

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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**Wh**  
WOODCOCK HOLMES



**17 Shire Way**  
Thorney, Peterborough, PE6 0FX  
Offers In Excess Of £195,000



17 Shire Way

Thorney, Peterborough

PE6 0FX

Don't miss out on this rare opportunity, this well-presented stylish coach house sits in a popular historic village and is the ideal purchase for first time buyers and families looking for a village lifestyle with the comforts of modern living.

• POPULAR VILLAGE LOCATION

• THREE YEARS OLD - VALID LABC WARRANTY

• FREEHOLD COACH HOUSE

• SINGLE GARAGE AND PARKING

• TWO BEDROOMS

• OPEN PLAN LIVING AND KITCHEN AREA

• GAS CENTRAL HEATING

• CUL-DE-SAC LOCATION

• IDEAL FOR FIRST TIME BUYERS

• A MUST VIEW! CALL WOODCOCK HOLMES TO VIEW

Viewings: By appointment

Offers In Excess Of £195,000

**PROPERTY FEATURES**

Pulling into the driveway, you'll find space for two cars and a garage with lighting, power, and an outdoor tap for practicality. Entering the property the ground floor leads to a carpeted staircase taking you up to your living space spreading across the one floor.

Upstairs, you'll find two double bedrooms, one with its own en-suite Jack and Jill bathroom. An exciting feature to the home is the 19ft open plan kitchen/living area. The kitchen is fitted with stylish grey fronted units, Amtico flooring, and comes equipped with Bosch appliances including an electric oven, induction hob, and washing machine. The living area is carpeted and features double French doors leading to a Juliet balcony. There is also a handy store cupboard just off the kitchen area.

Additional comforts include gas central heating with digital controls and owned solar panels for energy efficiency. The property is freehold and receives peppercorn rent for the garages beneath it.

The picturesque village features a shop, tea room, takeaways, good school catchments, easy travel links including the A47 and surrounding countryside.

For more information or to arrange a viewing, please get in touch with Woodcock Holmes sales team.



**ROOM MEASUREMENTS**

Entrance Hall - 0.90 x 1.30 (2'11" x 4'3")

Landing - 2.63 x 1.43 (8'7" x 4'8")

Kitchen/Living Area - 6.33 x 6.00 (20'9" x 19'8")

Master Bedroom - 2.71 x 3.53 (8'10" x 11'6")

Bathroom - 2.28 x 1.73 (7'5" x 5'8")

Bedroom Two - 3.22 x 2.37 (10'6" x 7'9")

Garage - 4.31 x 6.02 (14'1" x 19'9")

**TENURE**  
Freehold.

**TAX BAND**  
Band A.

**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                                           | <div>87</div> | <div>88</div>              |
| (92 plus) A                                                                           |               |                            |
| (81-91) B                                                                             |               |                            |
| (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<br>2002/91/EC |
|  |               |                            |
| Environmental Impact (CO <sub>2</sub> ) Rating                                        |               |                            |
|                                                                                       | Current       | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions                       |               |                            |
| England & Wales                                                                       |               | EU Directive<br>2002/91/EC |
|  |               |                            |