

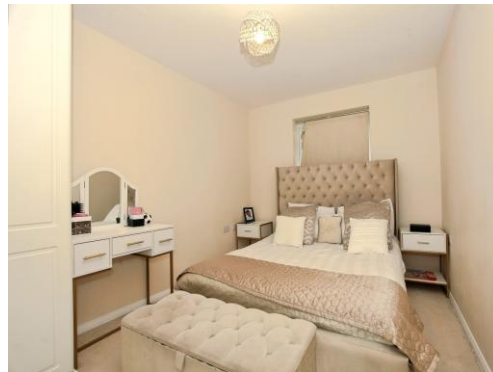


Connells

Chancel Court
Thorney PETERBOROUGH

Chancel Court Thorney PETERBOROUGH PE6 0TU

For Sale Shared Ownership
£60,000



Property Description

25% Shared Ownership Opportunity

An excellent opportunity to purchase a 25% shared ownership stake in this well-presented three-bedroom family home, offering spacious and practical accommodation throughout.

The ground floor comprises a welcoming lounge, a modern kitchen/diner providing ample space for family meals and entertaining, and a convenient downstairs cloakroom. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens, ideal for outdoor enjoyment, along with allocated parking for two vehicles.

Situated in a desirable residential location, this home is perfect for first-time buyers looking to take their first step onto the property ladder through the shared ownership scheme.

Early viewing is highly recommended to fully appreciate all that this property has to offer. Contact us today to arrange your viewing.

Entrance Hall

Double glazed front door into the entrance hall. Radiator, staircase to the first floor landing, smooth ceiling with mains fed smoke alarm and door through to the lounge.

Lounge

Two radiators, TV, telephone and cable points, door into understairs storage cupboard, smooth ceiling and twin aspect UPVC double glazed windows to front and side. Door through to an inner hallway.

Inner Hallway

Smooth ceiling and doors through to the kitchen/diner and downstairs cloakroom.

Cloakroom

Comprising of a two piece suite to include a wash hand basin with mixer tap and tiled splashbacks plus a WC with dual flush. Radiator, smooth ceiling and extractor.

Kitchen/Diner

Comprising a range of wall and base level units, worktops with splashbacks and a one and a half single drainer sink with a mixer tap over. Built in oven, grill and a four ring gas hob with stainless steel splashback and extractor. Plumbing for washing machine and space for a tumble dryer, gas boiler (concealed behind one of the wall units), radiator, smooth ceiling and UPVC double glazed French doors into the rear garden.

First Floor Landing

Smooth ceiling with mains fed smoke alarm and loft access. Doors off onto bedrooms and bathroom.

Bedroom One

Radiator, range of bespoke Hammond fitted wardrobes with hanging rail and shelving, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Two

Radiator, bespoke Hammond fitted wardrobes, smooth ceiling and UPVC double glazed window to the front.

Bedroom Three

Radiator, bespoke Hammond fitted wardrobes, smooth ceiling and UPVC double glazed window to the front.

Bathroom

Comprising a three piece suite to include a bath with mixer tap over, shower attachment, mains fed shower over and shower screen, a wash hand basin with mixer tap and tiled splashbacks, WC with dual flush. Heated towel rail, door into storage cupboard with shelving, smooth ceiling with extractor and a patterned UPVC double glazed window to the rear.

Outside

To the front of the property is a lawned front garden, a paved path leads to the front door where there is a storm canopy porch and outside light. A block paved area to the front of the property provides off road parking for two vehicles.

The rear garden is laid to lawn with a paved patio area plus a white granite ornamental area to include a seating area to the rear. Timber built shed, outside tap. The garden is surrounded by a timber built fence with gated access leading out.

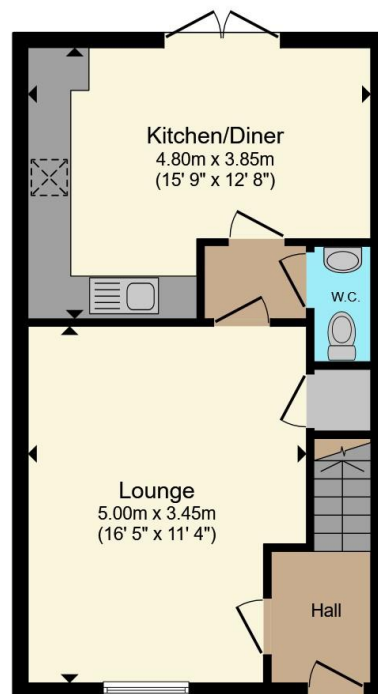
Agents Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

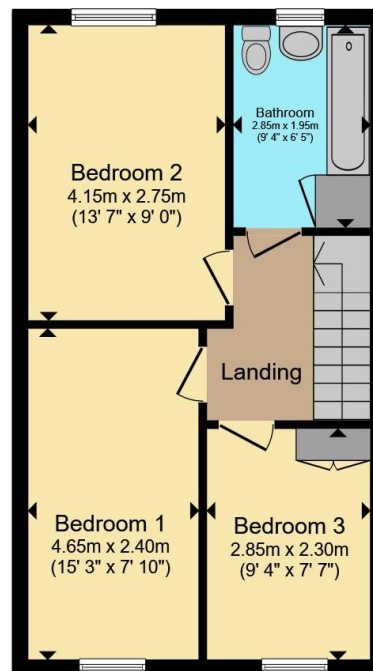








Ground Floor



First Floor

Total floor area 85.4 m² (920 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
PETERBOROUGH PE4 6NA

EPC Rating: B Council Tax
Band: B

Service Charge: 614.28 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WRN305655

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WRN305655 - 0002