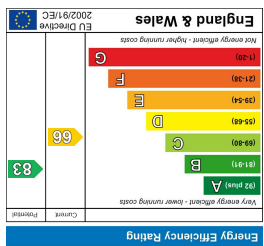


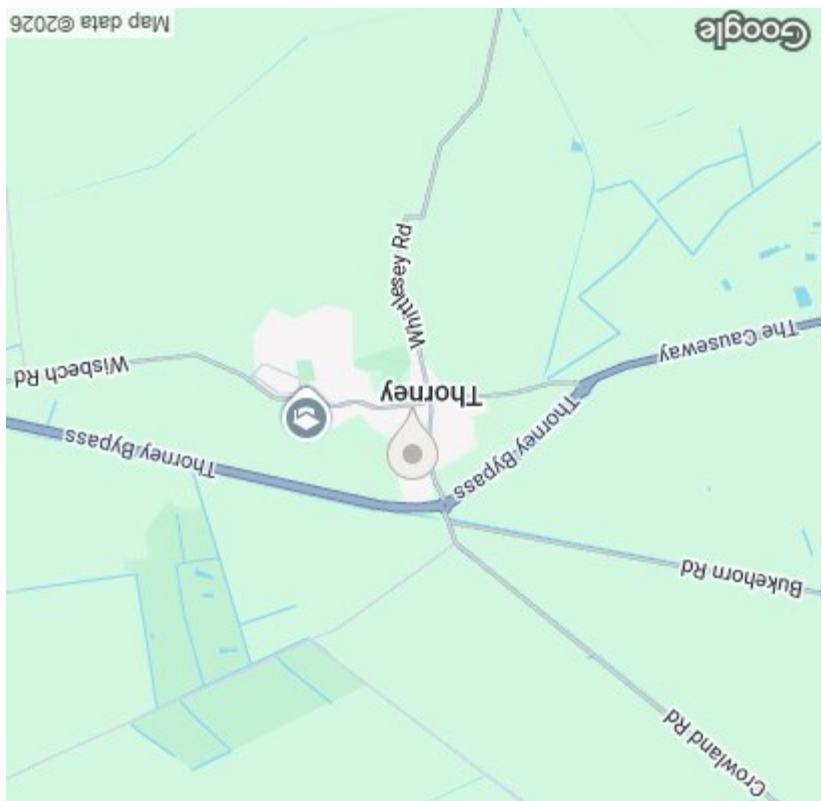
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Energy Efficiency Graph



Area Map



Floor Plan



Wisbech Road
Thorney, Peterborough, PE6 0SB

£195,000 - Freehold , Tax Band - B



Wisbech Road

Thorney, Peterborough, PE6 0SB

Nestled in the heart of the historic village of Thorney, Peterborough, this charming mid-terrace Duke of Bedford Cottage, built in 1875, offers a delightful blend of period features and modern convenience. Offered for sale with no forward chain, this property is perfect for those investors or first time buyers seeking a home with character in a vibrant community.

Upon entering, you are welcomed into a spacious entrance hall that leads to a comfortable lounge, ideal for relaxation or entertaining guests. The well-appointed kitchen/diner provides a lovely space for family meals and gatherings, while a utility area adds practicality to daily living. The first floor boasts two generously sized double bedrooms, providing ample space for rest and personalisation. A family bathroom completes this level, ensuring all essential amenities are conveniently located. Outside, the property features a low-maintenance patio garden, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, a brick-built garage/workshop offers valuable storage or workspace options, catering to a variety of needs. Situated within a conservation area, this cottage benefits from convenient pedestrian access to local amenities, including the recently refurbished Rose and Crown public house, enhancing the appeal of village life. With parking available for one vehicle, this property combines practicality with charm, making it an excellent choice for first-time buyers, downsizers, or investors alike. Don't miss the opportunity to own a piece of Thorney's rich history in this delightful home.

Entrance Hall
1.11 x 2.25 (3'7" x 7'4")

Lounge
4.01 x 3.71 (13'1" x 12'2")

Kitchen Diner
4.00 x 3.69 (13'1" x 12'1")

Utility Room
2.16 x 1.83 (7'1" x 6'0")

Landing
0.82 x 0.79 (2'8" x 2'7")

Master Bedroom
3.64 x 3.68 (11'11" x 12'0")

Bathroom
2.20 x 3.67 (7'2" x 12'0")

Bedroom Two
2.88 x 2.86 (9'5" x 9'4")

Garage
2.78 x 4.57 (9'11" x 14'11")

EPC - D
66/83

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: Yes
Lease restrictions: No
Listed building: Yes - Front Elevation Only
Permitted development: No
Holiday home rental: No
Restrictive covenant: Yes - No Change To Front Elevation
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Rear Of Property
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DISCLAIMER

The vendor is connected to City & County Estate Agents.

