



87B WISBECH ROAD, THORNEY, PETERBOROUGH, PE6 0TA



£375,000 PRICE GUIDE

"Stunning extended home providing open plan living"

- THREE BEDROOMS
- DETACHED HOME WITH THE 'WOW FACTOR'
- EXTENDED ACCOMMODATION
- TWO WC'S, FAMILY BATHROOM AND A EN-SUITE!
- UNDERFLOOR HEATING IN KITCHEN/FAMILY AREA
- OPEN PLAN LIVING + SEPARATE OFFICE
- FEATURE LOW MAINTENANCE GARDEN
- VILLAGE LOCATION
- VIEWING IS HIGHLY RECOMMENDED
- EPC RATING - A / COUNCIL TAX BAND - C



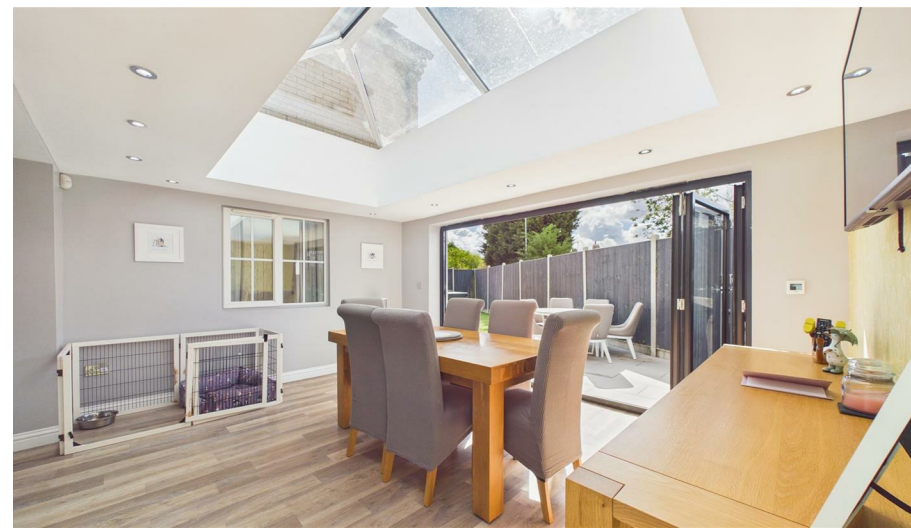
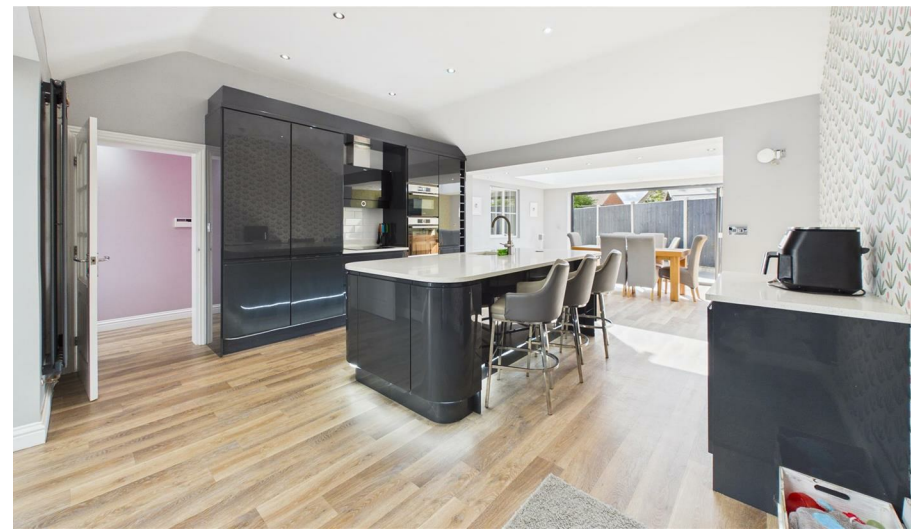
PROPERTY HIGHLIGHTS

Welcome to this stunning three-bedroom detached house situated in the charming village of Thorney.

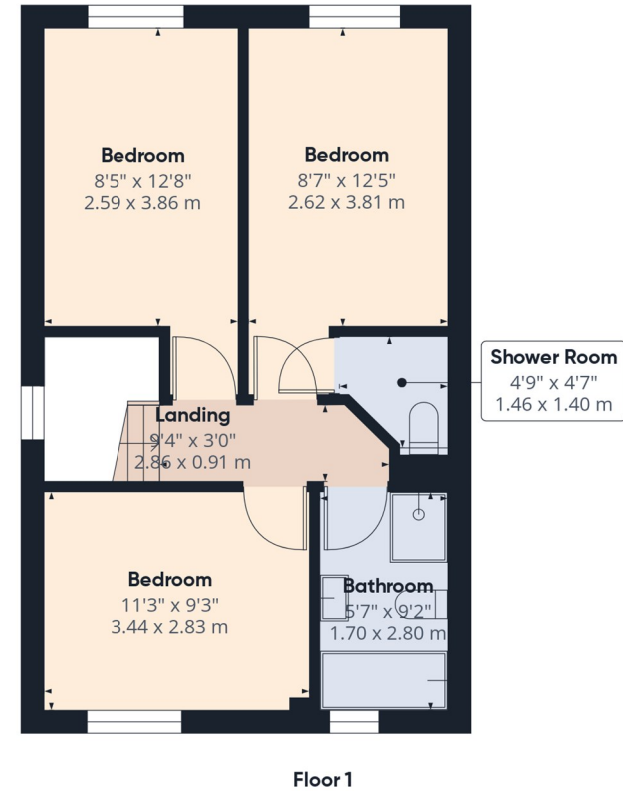
This delightful home features extended downstairs accommodation including a fantastic and spacious open plan kitchen/living space, a further living room, office, 2 downstairs cloakrooms. To the first floor there is 3 bedrooms with an en-suite to bedroom one, family bathroom.

Outside there is a feature landscaped garden, driveway and garage.

It is the ideal family residence or a tranquil retreat for anyone looking to enjoy village life with excellent amenities close at hand. Viewing is highly recommended .



 3 Bedrooms  2 Bathroom  2 Reception



Approximate total area⁽¹⁾
1767 ft²
164.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360











SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30864585

Or alternatively speak to your Rosedale agent who will be able to help you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100	100
(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 2002/91/EC

Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

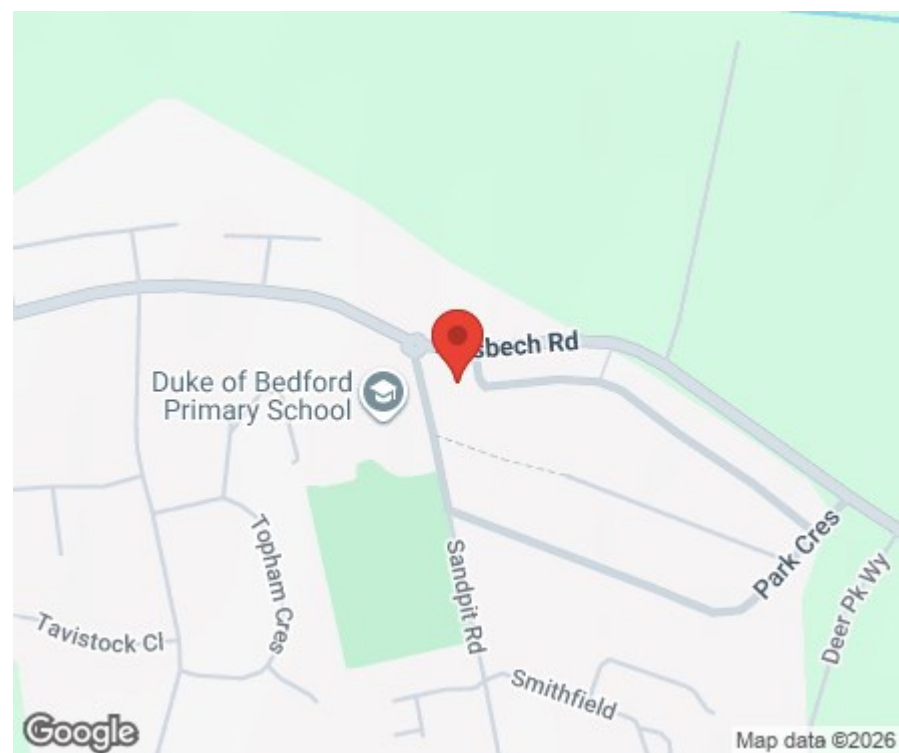
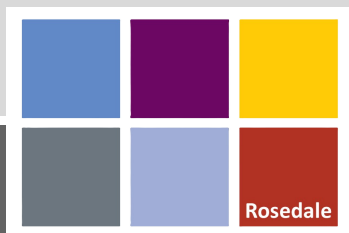
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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