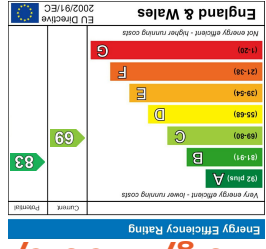


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 0SD

**Guide Price £165,000 - Freehold , Tax Band - B**



# Wisbech Road

## Thorney, Peterborough, PE6 0SD

Village Location | No Forward Chain | Ideal First-Time Buy or Investment

A charming mid-terrace Duke of Bedford cottage situated in the heart of the sought-after village of Thorney. Offered for sale by auction with no forward chain, the property features two reception rooms, a kitchen breakfast room, a modern ground-floor shower room, and two double bedrooms. Outside benefits include a rear courtyard garden, garage/workshop, rear parking, and additional land. An excellent first-time purchase or investment opportunity in a popular village setting.

Situated in the heart of the highly regarded village of Thorney, near Peterborough, this charming mid-terrace Duke of Bedford cottage presents a fantastic opportunity for first-time buyers or investors alike. Offered for sale by auction and with no forward chain, the property allows for a smooth and straightforward purchase. Full of character and set within a picturesque village location, the accommodation comprises two welcoming reception rooms, ideal for both everyday living and entertaining. The kitchen breakfast room provides a practical and sociable space, while a recently refitted ground-floor shower room adds a modern touch and everyday convenience. To the first floor are two well-proportioned double bedrooms, offering comfortable and flexible living space. The layout is both functional and appealing, making the home well suited to a range of buyers. Externally, the property benefits from a low-maintenance rear courtyard garden, along with a garage/workshop and convenient rear parking. An additional parcel of land, accessed via a footpath, offers further potential for gardening or recreational use. Located within a popular village community yet within easy reach of local amenities and transport links, this attractive cottage represents a tremendous first-time purchase or investment opportunity in a sought-after setting. Early interest is highly recommended.

### AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

**Living Room**  
3.70 x 3.73 (12'1" x 12'2")

**Dining Room**  
3.72 x 3.75 (12'2" x 12'3")

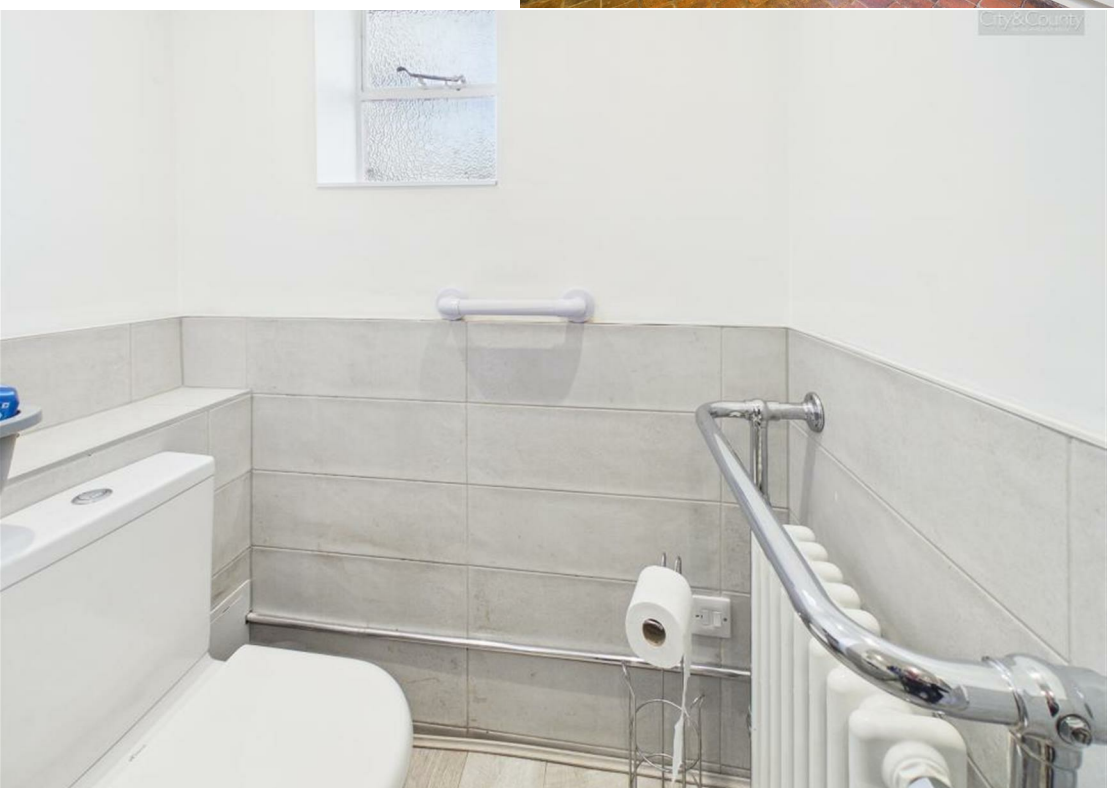
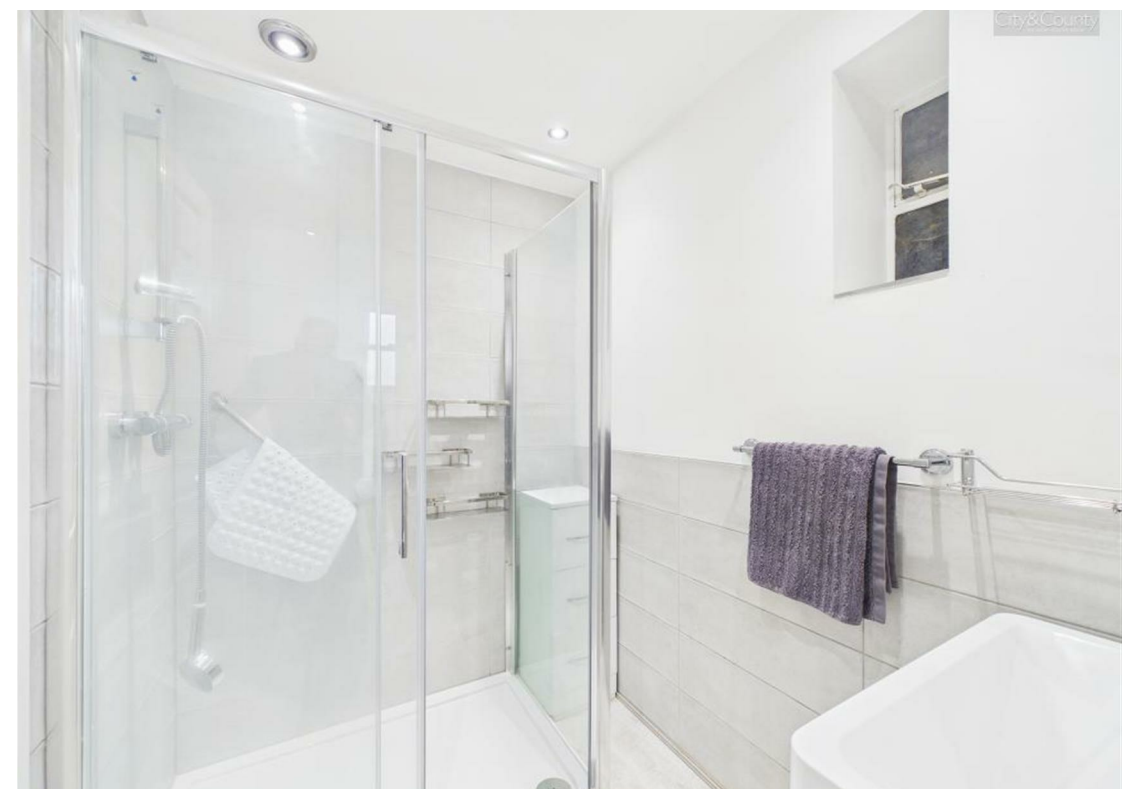
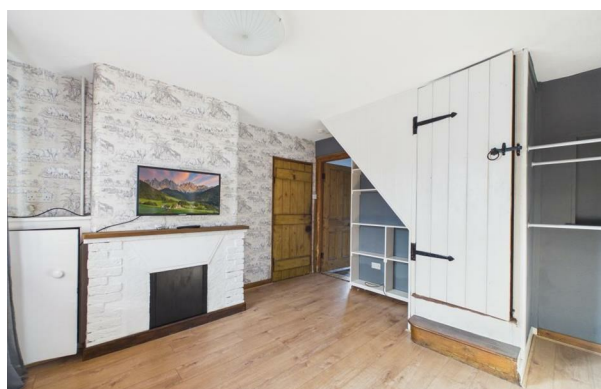
**Kitchen**  
3.47 x 3.07 (11'4" x 10'0")

**Shower Room**  
1.52 x 2.06 (4'11" x 6'9")

**WC**  
1.34 x 0.87 (4'4" x 2'10")

**Landing**  
0.93 x 0.82 (3'0" x 2'8")

**Master Bedroom**  
3.63 x 3.66 (11'10" x 12'0")



**Bedroom Two**  
3.66 x 2.87 (12'0" x 9'4")

**Garage**  
4.52 x 3.27 (14'9" x 10'8")

**Entrance Hall To Garage**  
0.93 x 1.00 (3'0" x 3'3")

**EPC - C**  
69/83

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Lateral Living, Level Access  
Shower  
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  
Permitted development: Not Known  
Holiday home rental: Not Known  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: Yes  
Registered easements: No  
Shared driveway: Yes  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private, Driveway Shared, Single Garage, Off Street Parking  
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 - Excellent

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.

