

Woburn Drive

Thorney, Peterborough, PE6 0SN

£259,000 - Freehold, Tax Band - B

3 | | D

Floor Plan



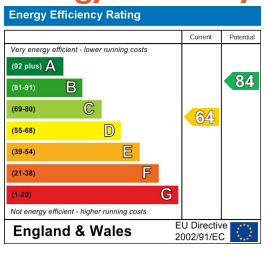
Area Map



Viewing

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.

Energy Efficiency Graph



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 guarantee. 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 licencing 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.

Woburn Drive

Thorney, Peterborough, PE6 0SN

Beautifully Refurbished Three-Bedroom Semi-Detached Bungalow in the Desirable Village of Thorney

Presented in exceptional, better-than-show-home condition, this superb bungalow is ready to move straight into and enjoy. Early viewing is highly recommended to fully appreciate the quality of refurbishment, excellent presentation and desirable village setting on offer.

Situated in the popular and picturesque village of Thorney, Peterborough, this impressive three-bedroom semi-detached bungalow on Woburn Drive offers an exceptional combination of modern living, generous accommodation and a convenient village lifestyle. Recently refurbished to an exceptionally high standard, the property is presented in superb, ready-to-move-into condition, making it an ideal choice for buyers seeking a stylish and beautifully finished home without the need for further work. The property is entered via the newly fitted kitchen, which provides a modern and practical introduction to the home. From here, an inner hallway leads through to the remainder of the accommodation, creating a natural flow between the principal rooms. The bright and welcoming bay-fronted lounge – diner enjoys plenty of natural light and provides a comfortable space in which to relax and entertain. There are three well-proportioned bedrooms, offering excellent flexibility for family living, guests or the creation of a home office, together with a modern shower room finished in keeping with the property's contemporary style. To the rear, the attractive conservatory provides a further versatile living space and enjoys pleasant views over the beautifully landscaped garden. The garden offers a peaceful and well-maintained setting, ideal for outdoor entertaining, relaxing or simply enjoying the tranquillity of this desirable village location. Externally, the property continues to impress, with an extensive block-paved frontage providing parking for up to three vehicles, complemented by a single garage offering useful additional storage.
The village of Thorney provides a welcoming community atmosphere and an excellent range of local amenities, including shops, traditional pubs, restaurants and tea rooms, together with schools and a GP surgery. The combination of village charm, everyday convenience and easy access to the surrounding area makes this an appealing location for families, downsizers and retirees alike.

Kitchen
2.64 x 3.93 (8'7" x 12'10")

Lounge Diner
3.56 x 5.66 (11'8" x 18'6")

Hallway
0.82 x 6.27 (2'8" x 20'6")

Master Bedroom
3.04 x 3.93 (9'11" x 12'10")

Conservatory
2.62 x 2.82 (8'7" x 9'3")

Bedroom Two
3.20 x 2.16 (10'5" x 7'1")

Shower Room
1.62 x 1.81 (5'3" x 5'11")

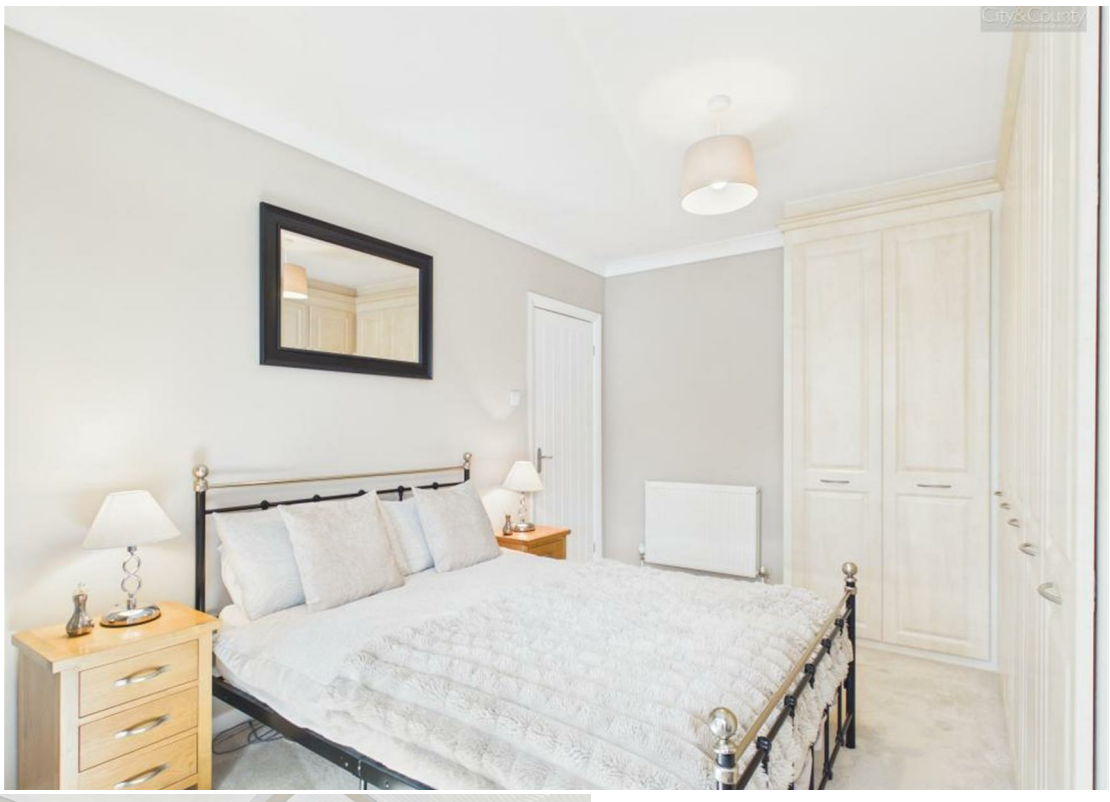
Bedroom Three
2.18 x 3.06 (7'1" x 10'0")



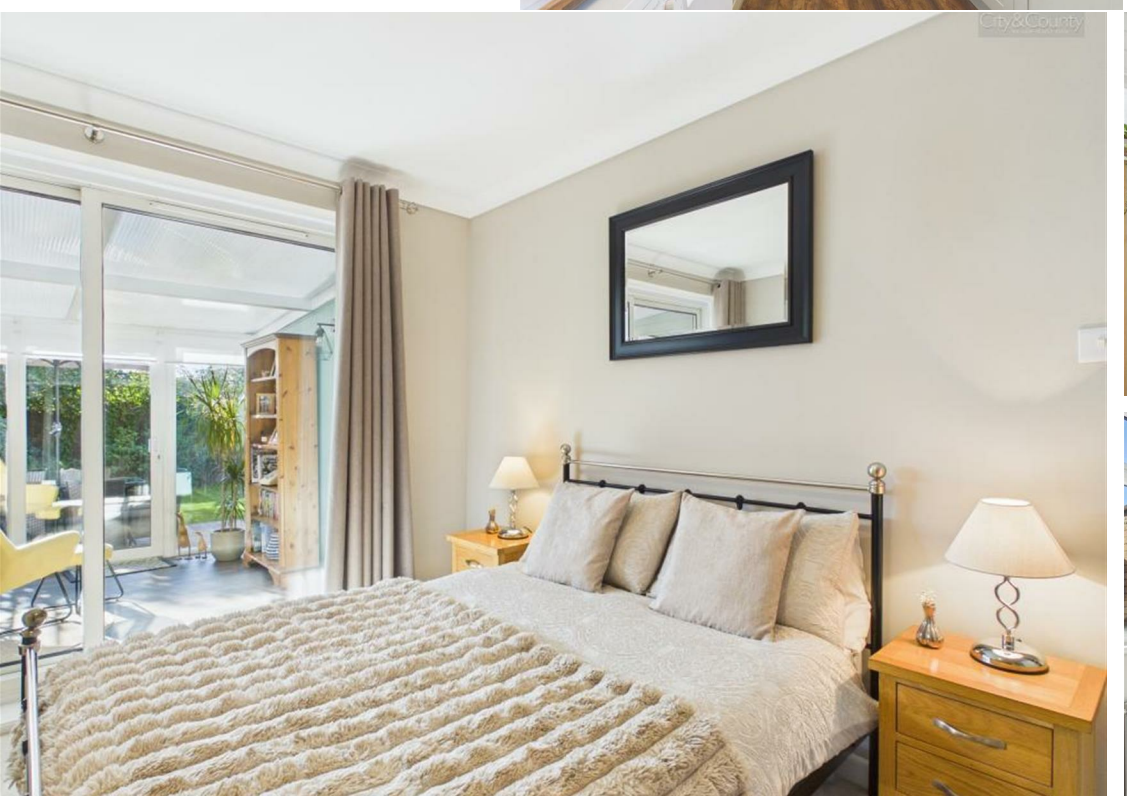


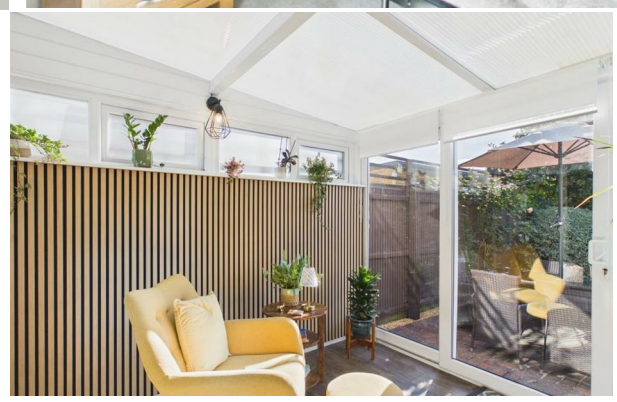




















EPC - D
64/84

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Level Access Shower, Wheelchair Accessible
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: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
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: No
Registered easements: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, 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.