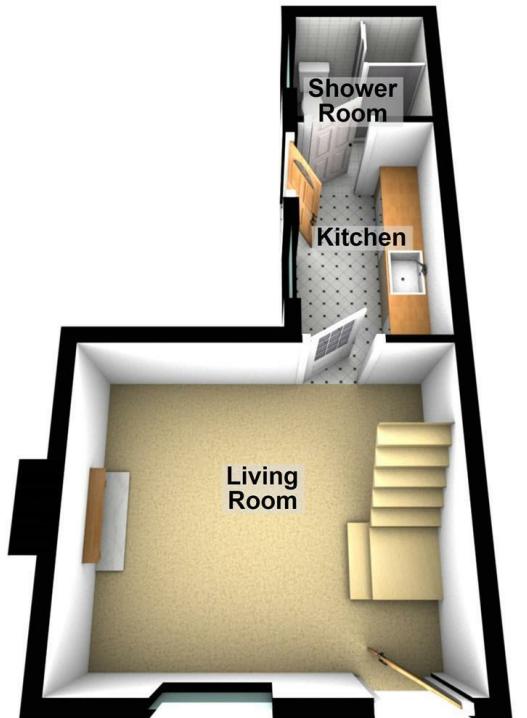


Ground Floor



First Floor



LIVING ROOM

KITCHEN

SHOWER ROOM

BEDROOM

OUTBUILDING

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These particulars do not constitute part or all of an offer or contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Wisbech Road

Thorney, Peterborough, PE6 0SE
£165,000



Wisbech Road Thorney, Peterborough PE6 0SE

A beautiful blend of character, charm, and contemporary style, this delightful Duke of Bedford cottage is offered to the market with no forward chain and is perfect for those looking for a move-in-ready home in the sought-after village of Thorney.

- MODERN FITTED KITCHEN
- STYLISH NEW SHOWER ROOM
- DOUBLE BEDROOM
- LIVING ROOM WITH OPEN FIREPLACE
- POPULAR VILLAGE LOCATION
- PRIVATE COURTYARD GARDEN
- OUTBUILDING OFFERING GREAT STORAGE AND POTENTIAL
- OFF ROAD PARKING
- OVERLOOKING LARGE GREEN SPACE TO THE FRONT
- DUKE OF BEDFORD CHARACTER PROPERTY

Viewings: By appointment
£165,000

INTERNAL

16'6" max x 12"

Step through the front door into a cosy and welcoming living room, with natural light pouring in through the front window that overlooks a peaceful green space. A traditional open fireplace adds to the charm, creating the perfect setting for relaxing evenings.

LIVING ROOM: 12'1" x 14'3" | 3.68m x 4.34m

The real heart of the home is the modern fitted kitchen, complete with stylish wooden worktops, a fitted two-ring electric hob, integrated oven/microwave combination, contemporary sink, and smart storage solutions.

KITCHEN: 9'8" x 5'9" | 2.95m x 1.75m

To the rear of the property, you'll find a contemporary shower room finished to a high standard, with a sleek shower cubicle and modern tiled surround.

SHOWER ROOM: 5'5" x 5'9" | 1.65m x 1.75m

Stairs from the living room lead to the first-floor bedroom, a spacious room that easily accommodates a double bed and furniture. The bedroom also benefits from a convenient built-in storage cupboard/wardrobe.

BEDROOM: 12'4" x 11'6" | 3.76m x 3.51m

OUTSIDE

Accessed via the kitchen, the private courtyard garden is a real suntrap, laid with both patio and decking areas, with flower bed borders and a lovely sense of seclusion. There is rear alleyway access, where you'll find parking for your vehicle.

An additional bonus is the private outbuilding, accessible from both the front and rear. This is ideal for storage and offers excellent potential for conversion (subject to any necessary consents).

OUTBUILDING: 16'6" max x 12" | 5.03m max x 3.66m



LOCATION

Thorney is a desirable and historic village located east of Peterborough, offering a true sense of community. It boasts a range of local amenities including a pub, doctor's surgery, village shops, a golf club, and a well-regarded primary school. With surrounding countryside and dog walking routes on your doorstep, and easy access to the A47 and wider transport links, it's a perfect location for both village life and commuting.

TENURE & TAX BAND

Freehold. Tax band A with Peterborough City Council.

SERVICES

Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	19
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

England & Wales

