



117 Wisbech Road, Thorney PE6 0TA

£235,000



*** BEAUTIFULLY PRESENTED HOME *** " Located in the highly desirable village of Thorney, this well presented 3 bedroom home is perfect for a first time buyer or family! Outside, you'll find a front garden, and to the rear, you will find a courtyard garden space, followed by a gravelled parking area, then a further garden. Inside, there's an entrance hall, living room, spacious kitchen/diner, utility area, downstairs bathroom and 3 bedrooms upstairs with an en-suite to bedroom one. Viewings are highly recommended to appreciate the peaceful setting this home situates. Council Tax Band - A / EPC Energy Rating - C "

ENTRANCE

Door to front, radiator and stairs to first floor.

LOUNGE

12' 3"(min) (3.73m) 13' 5" (max) x 12' 3" (4.09m x 3.73m) (approx)
 Window to front and radiator.

KITCHEN / DINER

12' 0"(min) x 14' 9"(max) (3.66m x 4.50m) 13' 0"(min) (3.96m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, hob, space for a fridge/ freezer and radiator. Window to rear and window to side.

UTILITY AREA

4' 6" x 7' 4" (1.37m x 2.24m) (approx) Window to side and door to side. Plumbing for a washing machine and space for a dryer.

BATHROOM

7' 0"(min) (2.13m) 8' 6"(max) x 5' 7" 2.59m x 1.70m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to side.

FIRST FLOOR LANDING

Loft access and window to side.

BEDROOM 1

11' 3" x 10' 2"(min) (3.43m x 3.10m) 12' 7"(max)(3.84m) (approx) Window to front and radiator.

ENSUITE

4' 8" x 5' 5" (1.42m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail.

BEDROOM 2

7' 1"(min) (2.16m) 8' 3" (max) x 11' 6" (2.51m x 3.51m) (approx) Window to rear and radiator.

BEDROOM 3

8' 3" x 8' 9" (2.51m x 2.67m) (approx) Window to rear and radiator.

OUTSIDE

To the rear of the property there is a courtyard space, there is then a gravelled parking area followed by a further laid to lawn garden.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

