



13 Woburn Drive, Thorney PE6 0SN

£240,000



ENTRANCE HALL

12' 8" x 6' 5" (3.86m x 1.96m) (approx) Door to front, downstairs cupboard, radiator and stairs to first floor.

LIVING ROOM

11' 8" (max) x 14' 3" (3.56m x 4.34m) (approx) Window to front and radiator. Open into:

KITCHEN / DINER

10' 8" (max) (3.25m) 8' 6" (min) x 18' 9" (2.59m x 5.71m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, space for undercounter washing machine, space for cooker, integrated dishwasher, space for freestanding fridge/freezer and radiator. Two windows to rear.

INNER HALL

6' 4" x 7' 7" (1.93m x 2.31m) (approx) Door to rear and cupboard with boiler in. Door to garage.

FIRST FLOOR

Window to side and loft access.

BEDROOM ONE

9' 1" (min) (2.77m) 11' 8" (max) x 11' 5" (3.56m x 3.48m) (approx) Window to front and radiator.

BEDROOM TWO

10' 3" x 11' 6" (3.12m x 3.51m) (approx) Window to rear and radiator.

BEDROOM THREE

6' 4" x 6' 5" (1.93m x 1.96m) (approx) Window to front and radiator.

BATHROOM

8' 4" x 8' 0" (2.54m x 2.44m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear, heated towel rail and airing cupboard.

GARAGE

16' 2" x 7' 7" (4.93m x 2.31m) (approx)

OUTSIDE

The rear of the garden is mainly laid to lawn.

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.

AGENT NOTES ON IMAGES

⚠ This symbol indicates use of AI to digitally enhance an image. Examples may include removing temporary objects such as vehicles or personal items, adding virtual furniture to an empty space for proportion and lifestyle ideas or adjusting the sky/Gardens. The property itself or its condition are never altered.

