

117 Wisbech Road, Thorney, Peterborough, Cambridgeshire, PE6 0TA



Capitol Letters

Capitol Letters Sales & Letting Agents

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**117 Wisbech Road, Thorney, Peterborough, Cambridgeshire,
PE6 0TA**

Offers in Region of £235,000 Freehold

Set in village location with views over open fields to front this established semi-detached property offers entrance hall, gas central heating, UPVC double glazing, lounge, breakfast kitchen with cooker/hob, utility area, downstairs bathroom, three bedrooms, en-suite, gardens to front and rear, off road parking for several vehicles to rear (space for motorhome or caravan)

Many local shops, schools etc nearby

Good access to Peterborough City Centre and all major road networks

Capitol Letters has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

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Entrance hall

UPVC door to front aspect, stairs to 1st floor, cupboard with electric meter and fuses, radiator

Lounge - 3.78m x 3.42m (approx)

UPVC window to front, feature fireplace, radiator, door to kitchen, television point

Breakfast Kitchen - 5.14m x 3.44m
(approx)

UPVC window to side and rear aspect, ceramic tiled flooring, kitchen sink with tap, feature fireplace, space for dishwasher and American fridge/freezer, built in electric oven with ceramic hob above and extractor over, range of eye and base level kitchen units in cream with complimentary worktops above, tiled splashbacks, access to utility, pantry with Gloworm boiler serving hot water and central heating system (this you would need to get checked by your gas engineer), shelving and window to side aspect, radiator

Utility Area - 2.37m x 196m (approx)

UPVC door to rear and window to rear, vinyl flooring, plumbing for washing machine and space for tumble dryer., tiled splashbacks, eye level kitchen units with complimentary worktops above

Downstairs Bathoom

UPVC window to rear, vinyl flooring, loft access, tiled splashbacks, comprising of three piece bathroom suite with low level WC, vanity wash hand basin and paneled bath with shower over, radiator

Stairs to first floor landing

UPVC window to side aspect, loft access

Bedroom 1 - 4.11m x 3.45m
(approx)

UPVC window to front aspect, radiator

En-suite

Tiled splashbacks, ceramic tiled flooring, comprising of three piece bathroom suite with low level WC, vanity wash hand basin, corner shower cubicle with shower and glass doors

Bedroom 2 - 3.66m x 2.50m
(approx)

UPVC window to rear, radiator

Bedroom 3 - 2.71m x 2.50m
(approx)

UPVC window to rear, radiator

Outside - Front

Views over open fields, mainly laid to lawn with shrub borders, shared access with neighbours, bridge giving access to road via dyke

Outside - Rear

Communal road to rear giving access to all gardens, parking for several vehicles, garden area mainly laid to lawn, patio yard to rear of house out rear door

