

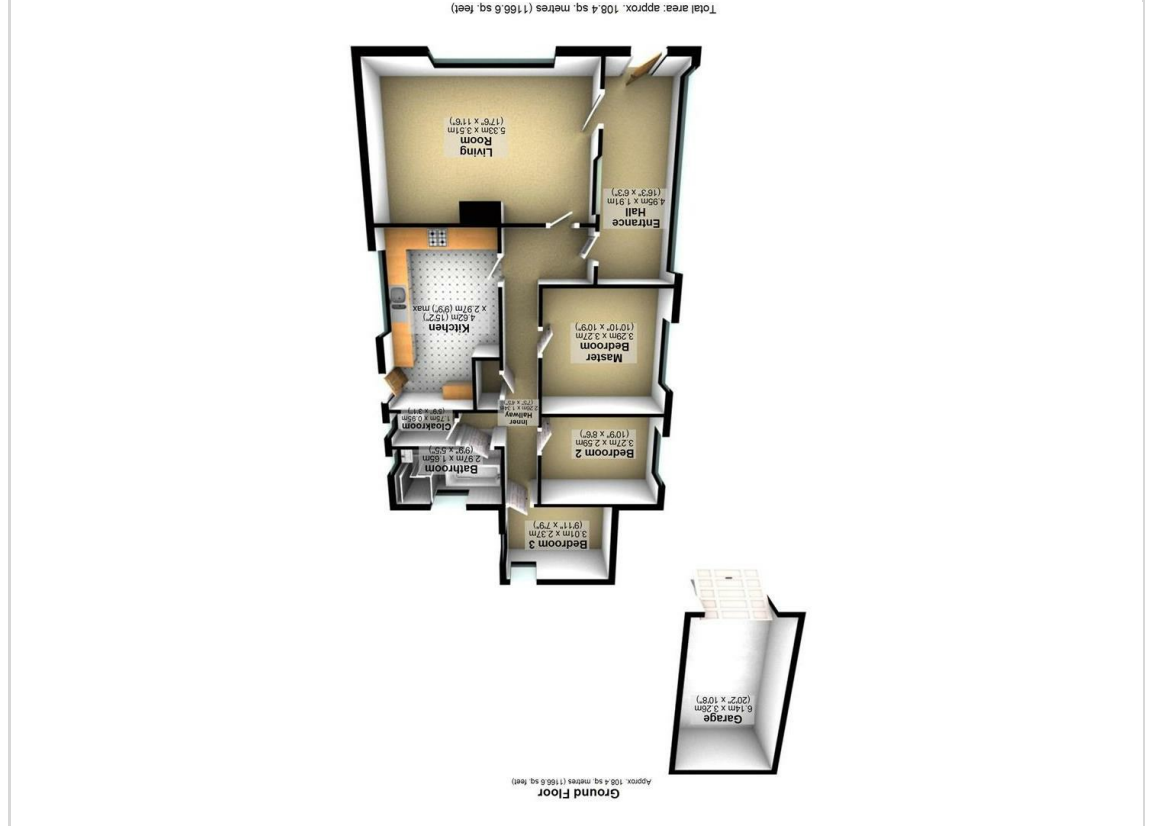
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.

England & Wales	
Energy Rating	Energy Efficiency Class
A	Very energy efficient - lower running costs
B	Energy efficient - lower running costs
C	Decent energy efficiency - lower running costs
D	Decent energy efficiency - higher running costs
E	Below average energy efficiency - higher running costs
F	Poor energy efficiency - higher running costs
G	Very poor energy efficiency - higher running costs

Energy Efficiency Graph



Area Map



Floor Plan

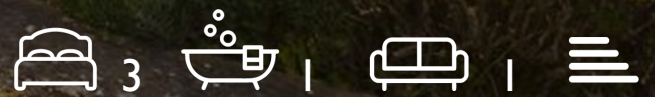
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



48 Postland Road
Crowland, Peterborough, PE6 0JB

Offers In Excess Of £300,000



48 Postland Road

Crowland, Peterborough, PE6 0JB

City and County Crowland are delighted to present for sale this opportunity to purchase this Individual detached bungalow, built in 1960 by the current owners, set on a generous plot size with an extensive gravel driveway, providing parking for six plus vehicles plus a single garage. Mature rear gardens comprising of a large patio area, and an archway leading to the lawned area, a feature pond, N.B Please note some of the existing rear garden is not included in the sale

Accommodation briefly comprises a large conservatory/entrance porch, a good sized living room with a feature window to the front, and an exposed feature chimney breast. A good sized kitchen breakfast room, with a range of matching base and eye level units, fitted electric oven, gas hob, integrated dishwasher and fridge/freezer. Three bedrooms, a three piece suite family bathroom comprising a bath, wash hand basin, shower cubicle and a separate w/c. The gas central heating boiler is three years old and still under warranty.

No forward chain
Early viewing advised.

Entrance Hall

16'3" x 6'3"

Inner Hallway

4'5" x 7'5"

Living Room

11'6" x 17'6"

Kitchen

15'2" x 9'9"

Master Bedroom

10'10" x 10'9"



Bedroom Two

8'6" x 10'9"

Bedroom Three

7'9" x 9'11"

Bathroom

5'5" x 9'9"

Cloakroom

3'1" x 5'9"

EPC: Awaiting

Tenure: Freehold

**DRAFT DETAILS AWAITING
VENDORS APPROVAL**

