

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

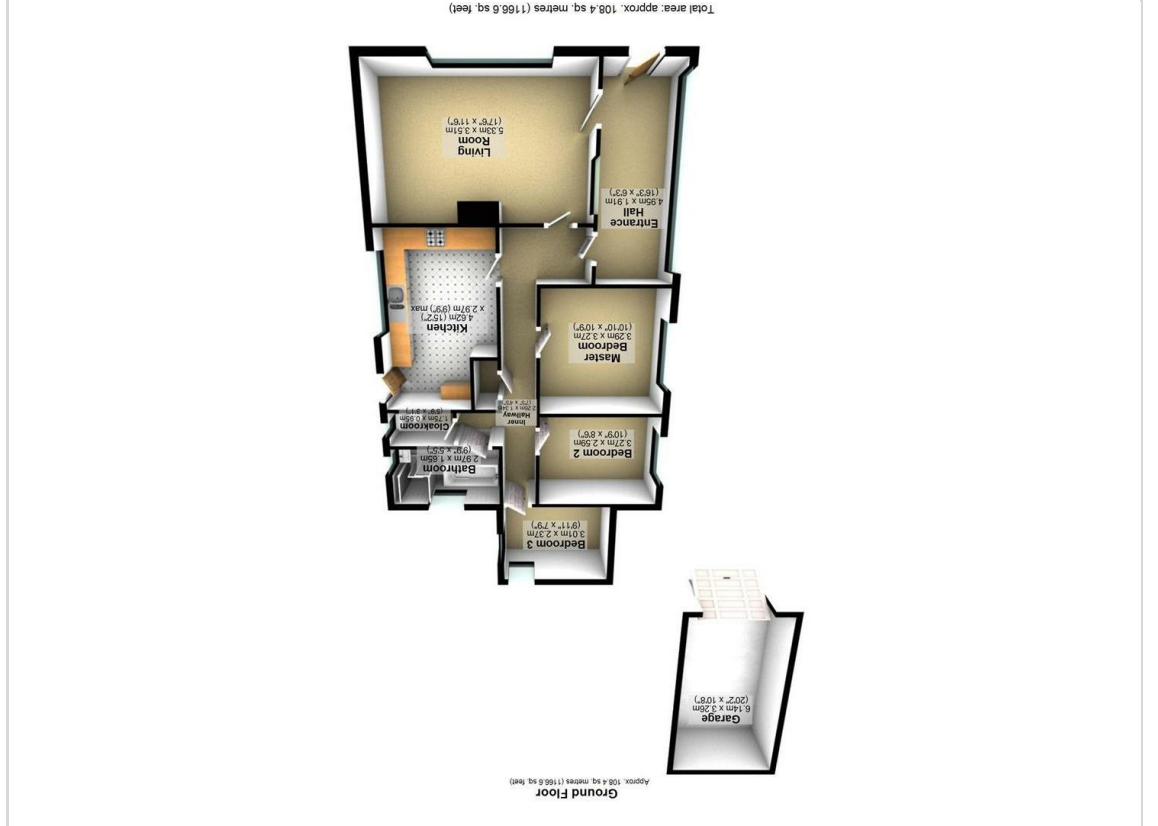
Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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
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	Lower energy efficiency - higher running costs
F	Lower energy efficiency - higher running costs
G	Very low energy efficiency - higher running costs

Energy Efficiency Graph



Area Map



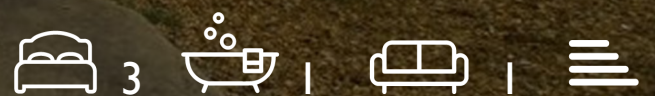
Floor Plan

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



Postland Road
 Crowland, Peterborough, PE6 0JB
Guide Price £290,000



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 enclosed rear garden mainly laid to lawn including , a feature pond . side access to the oversize garage.

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**

