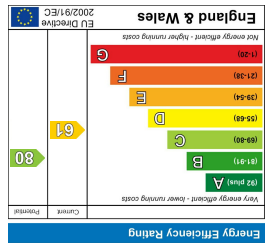


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph

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



Area Map

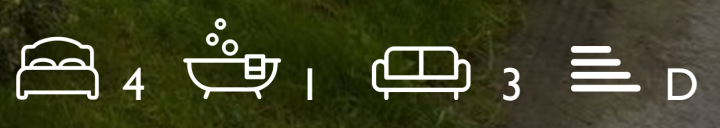


Floor Plan



Bank Terrace Dowsdale
Crowland, Peterborough, PE6 0NQ

Guide Price £185,000 - Freehold , Tax Band - A



Bank Terrace Dowsdale

Crowland, Peterborough, PE6 0NQ

Welcome to Bank Terrace in the charming village of Crowland, Peterborough! This mid-terrace house offers a unique opportunity for those with a vision for restoration and development.

With three reception rooms and four bedrooms, this property boasts ample space for a growing family or those who love to entertain. The history of this cottage is fascinating, originally two separate dwellings that were combined into one. The potential to restore it back to its original state is truly exciting for those who appreciate historical architecture.

While the property is in need of updating and modernisation, this presents a blank canvas for you to create the home of your dreams. Imagine the possibilities of transforming this space into a modern oasis while still preserving its historical charm.

Located in a tranquil area, this property offers a peaceful retreat from the hustle and bustle of city life. With a bit of TLC, this house has the potential to become a stunning residence that combines history with contemporary living.

Don't miss out on the chance to own a piece of history and create a home that reflects your unique style and taste. Contact us today to arrange a viewing and let your imagination run wild with the possibilities that this property holds.

Dining Room
10'4" x 11'8"

Dining Room
5'8" x 13'3"

Living Room
17'2" x 11'8"

Store Room / Former Kitchen
6'9" x 7'7"

Store Room / Former Bathroom
6'7" x 9'6"

Kitchen
6'9" x 18'4"

Shower Room
6'6" x 7'8"

Utility Room
7'5" x 8'7"

Landing

Master Bedroom
10'4" x 13'3"

Bedroom Four / Currently Dressing room To Bedroom
5'11" x 12'0"

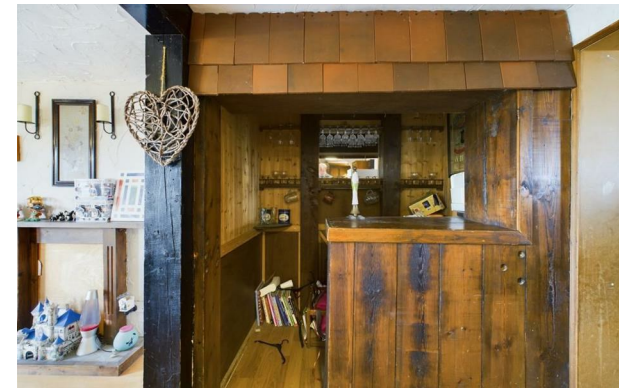
Bedroom Three
5'11" x 13'4"

Hallway
7'11" x 0'0"-2'39'6"

Bedroom Two
10'5" x 8'11"

EPC - D
61/80

Tenure - Freehold



IMPORTANT LEGAL INFORMATION
 Verified Material Information
 Council tax band: A
 Annual charge: £1335.09 a year (£111.26 a month)
 Property construction: Standard form
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Septic tank
 Heating: Central heating
 Heating features: Double glazing and Open fire
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
 Parking: Rear and Private
 Building safety issues: No
 Restrictions: None
 Public right of way: No
 Flood risk: No
 Coastal erosion risk: No
 Planning permission: No
 Accessibility and adaptations: None
 Coalfield or mining area: No.
 Energy Performance rating: Survey Instructed (potential rating is undefined)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

