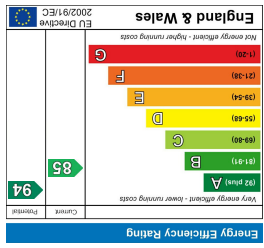


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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, floorplans, 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 and 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.



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



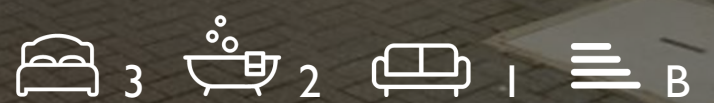
Area Map



Floor Plan



Goldcrest Road  
 Crowland, Peterborough, PE6 0FE  
**Guide Price £270,000**



## Goldcrest Road

Crowland, Peterborough, PE6  
0FE

\*\* Guide Price £270,000 - £285,000 \*\*

City and County are delighted to bring to the market, this fantastic example of a modern Ashwood Home built approximately six years ago, and has been looked after and improved tremendously by its current owners. Situated on the edge of Crowland, a historic Lincolnshire market town offering easy access to both Peterborough and Spalding, with an abundance of local amenities within walking distance. Comfortably situated on a corner position, with views overlooking a well maintained public green space.

This home internally comprises of a central entrance hallway, dual aspect living room, spacious kitchen/diner with integrated Bosch appliances and French doors to the garden, as well as a utility room with separate storage cupboard. To the first floor, there are three well proportioned bedrooms, with the master benefiting from an en-suite shower room. There is also a landing area with airing cupboard housing the gas combi boiler, and a three-piece family bathroom with shower over the bath. The rear garden features a veranda, offering a fantastic area to enjoy your outdoor space in all weathers, and the rest is landscaped to a high standard with a feature pond and Indian Sandstone Patio areas. There is off road parking for two or more vehicles, as well as a single garage, with up and over door, power, and lighting. Early viewings highly advised.

### Entrance Hall

6'4" x 5'10"

### WC

3'6" x 5'8"

### Lounge

10'5" x 18'4"

### Kitchen/Diner

10'5" x 18'4"

### Utility Room

6'4" x 5'10"

### Landing

12'7" x 5'6"

### Master Bedroom

11'5" x 9'2"

### En-Suite To Master Bedroom

5'8" x 3'8"

### Bedroom Two

10'9" x 11'1"

### Bathroom

6'10" x 7'0"

### Bedroom Three

8'3" x 8'11"

### Garage

18'3" x 10'7"

### EPC - B

85/94

### Tenure - Freehold

There is a community Green Space Charge payable, current figure is £272.97 per annum.



### IMPORTANT LEGAL INFORMATION

Verified Material Information

Council tax band: C  
Council tax annual charge: £1898.13 a year (£158.18 a month)  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage, Driveway, and On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: Yes  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: B

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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**

