

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 IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient - lower running costs
 Any energy inefficient - higher running costs
 EU Directive 2002/91/EC

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



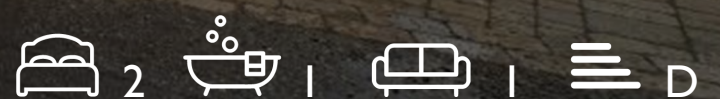
Floor Plan



East Street

Crowland, Peterborough, PE6 0EN

Guide Price £130,000 - Freehold , Tax Band - A



East Street

Crowland, Peterborough, PE6 0EN

** GUIDE PRICE £130,000 - £150,000 **

Offered to the market with NO FORWARD CHAIN is this fantastic investment opportunity! This charming character property dates to the 1800's and is currently used as a commercial unit to the ground floor and a two bedroomed apartment on the first floor with a separate entrance.

City and County are delighted to market this EXTENDED character property in Crowland. Crowland is situated approximately ten miles north of Peterborough and ten miles south of Spalding and lies at the intersection of the A1073 and the B1166 roads. The town dates to the 7th Century and is home to Crowland Abbey and the unique medieval Trinity Bridge. Crowland is a growing market town benefiting from the recently completed bypass. Offering easy access to local amenities, transport links and local trade. The property has huge potential to add your own stamp and customise to your own preferences. The property is being sold with vacant possession and is on a freehold basis.

Briefly comprising, a front entrance door to the main street with open window displays, a large open work space, separate storage room, kitchen units, two piece cloakroom and an underground cellar/basement. Electric heating however gas is connected. Separate to this is the apartment. It has a separate entrance, downstairs utility space, with boiler in. Staircase leads to the kitchen/dining room with matching base and eye level units with space for a fridge freezer, a dishwasher and electric cooker. There is a large light living space, two double bedrooms and a separate three-piece bathroom. Windows have been replaced to the front of the property in line with the conservation requests. For further information please contact our office. This property is offered to cash buyers only due to historic movement effecting lending.

Shop

20'7" x 24'11"

Storage Room

5'6" x 11'5"



Kitchen
6'1" x 4'0"

WC
6'0" x 2'5"

Basement
19'9" x 17'2"

Entrance Hall For Living Accommodation
3'3" x 4'4"

Utility Room
3'1" x 3'9"

Landing

Living Room
17'7" x 14'2"

Kitchen
9'1" x 12'0"

Master Bedroom
9'6" x 10'3"

Hallway
3'8" x 4'10"

Bathroom
7'2" x 4'10"

Bedroom Two
8'11" x 9'10"

EPC -
Living Accommodation - D 67/72
Shop - C 58

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

DRAFT DETAILS AWAITING VENDOR APPROVAL

