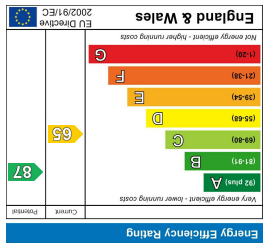


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Area Map



Floor Plan

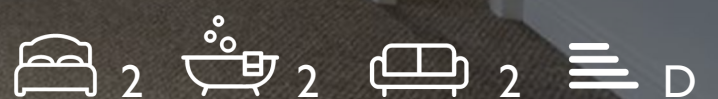
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



North Street
Crowland, Peterborough, PE6 0EF

Offers In Excess Of £230,000 - Freehold , Tax Band - B



North Street

Crowland, Peterborough, PE6 0EF

This property is located in the heart of the Lincolnshire Market Town of Crowland and has been REFURBISHED throughout to a good standard, with many individual and some original features and comprises two spacious reception rooms, one with exposed beams, a MODERN and stylish spacious kitchen/breakfast room, integrated appliances, a two-piece suite doakroom and a separate utility room.

The property also has combination gas central heating and uPVC double glazing. To the upstairs there is a galleried landing which leads to a master bedroom with an spacious en-suite shower room complimented by innovative display niches. There is a modern good sized family bathroom plus another DOUBLE bedroom. To the outside rear there is a generous sized garden. The property is very conveniently located within pedestrian access of all the local shops services and amenities and is ready to move into – NO FORWARD CHAIN - call today to view.



Living Room

12'4" x 11'4"

Dining Room

15'2" x 12'10"

Kitchen/Breakfast Room

12'9" x 13'8"

Utility Room

4'7" x 5'6"

WC

3'5" x 4'7"

Landing

10'1" x 6'2"

Master Bedroom

12'9" x 9'10".285'5"

En-Suite Shower Room

9'9" x 3'3"

Bedroom Two

16'8" x 11'3"

Bathroom

6'2" x 10'5"



EPC - D
65/87

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Combi Boiler
Heating features:
Broadband: up to 80Mbps
Mobile: EE- Great, O2 - Great, Three - Great, Vodafone - Great

Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

All information is provided without warranty.

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