

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/>

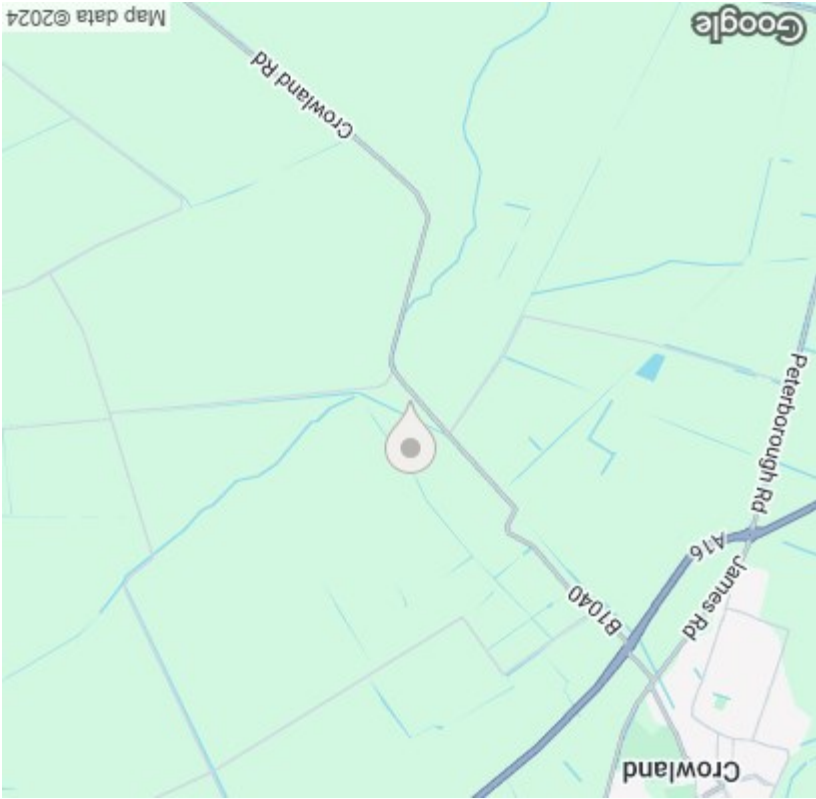
Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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	Approximate annual energy costs
A	£121 - £147
B	£148 - £171
C	£172 - £205
D	£206 - £239
E	£240 - £273
F	£274 - £307
G	£308 - £341

For energy related - higher energy costs

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map

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.

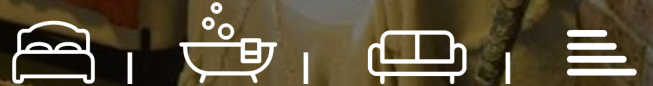
Viewing



Floor Plan



Nene Terrace Road
 Crowland, Peterborough, PE6 0LE
 By Auction £110,000



Nene Terrace Road

Crowland, Peterborough, PE6
OLE

Welcome to a pocket of paradise nestled in a charming terraced cottage located in a semi-rural location approximately three miles east of Crowland, stretching over two floors and boasting 49 square metres of nicely presented accommodation.

As soon as the main door opens, the cosy living room invites you in with the charming allure of a ready-made fireplace to warm up chilly nights, adjoining a cottage style kitchen outfitted with a modern stove for the culinary enthusiast. A short climb upstairs leads to the rest of the residence: a fantastic three-piece suite bathroom comprising a deep roll top bath with shower over and a complimentary WC and wash hand basin adjacent is a comfortable, sunlit double bedroom that's a peaceful retreat at the day's end.

Auctioneer Comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Kitchen

8'4" x 11'6"

Living Room

11'3" x 11'9"



Landing
2'10" x 2'5"

Bedroom
10'11" x 9'8"

Bathroom
8'1" x 8'7"

Storage Shed
11'10" x 8'7"

EPC - E
47/98

Tenure - Freehold

