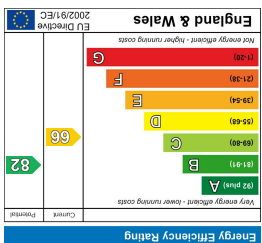


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



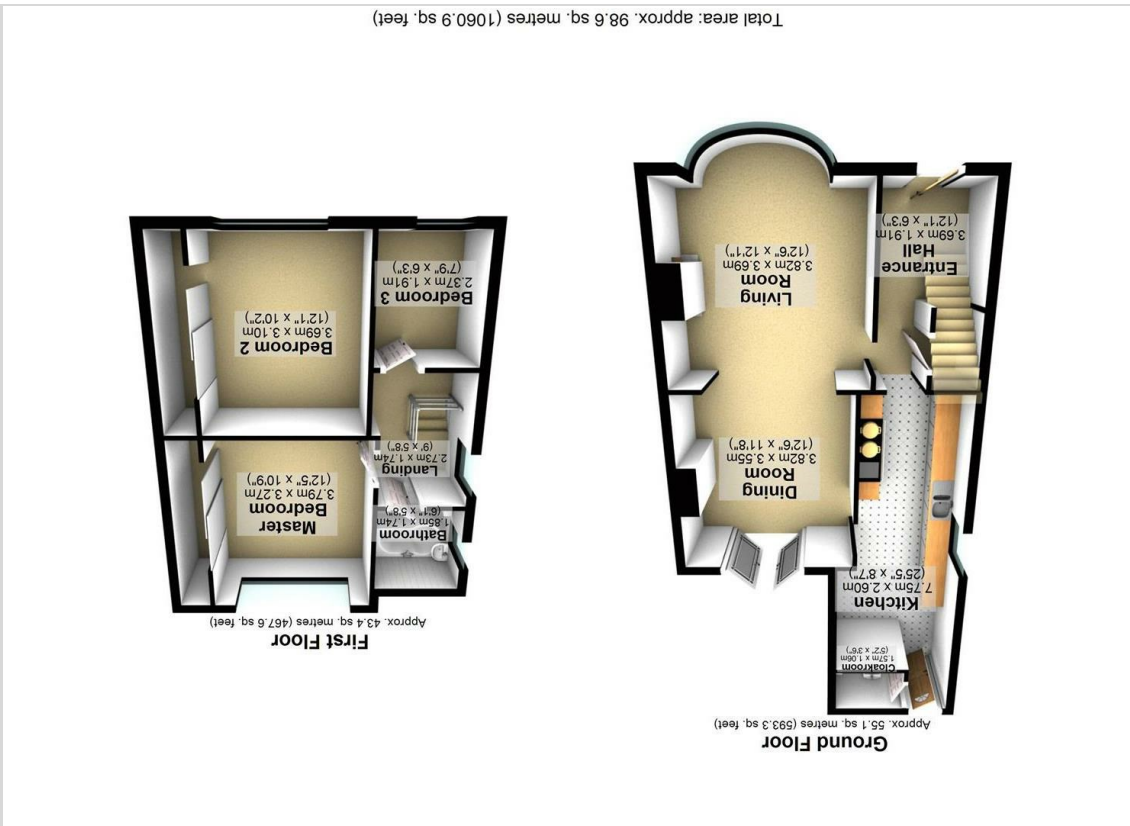
Energy Efficiency Graph

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



Peterborough Road  
Crowland, Peterborough, PE6 0BB

By Auction £210,000 - Freehold , Tax Band - B

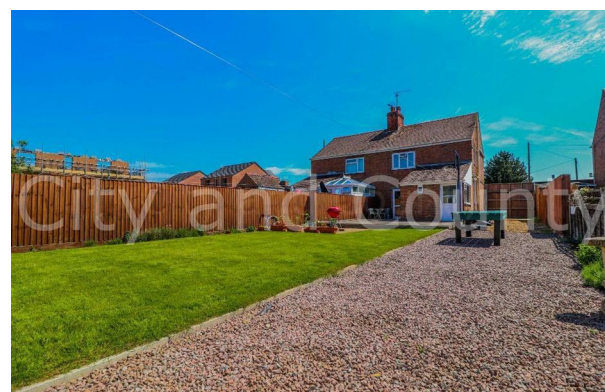


## Peterborough Road

Crowland, Peterborough, PE6 0BB

City and County are very pleased to offer for sale this very deceptive and much improved family home. Located within walking distance of the historic market town centre of Crowland. Generous gravel frontage with parking for up to five vehicles with double gates to the side providing further parking leading to the oversize detached brick-built garage to the rear of the garden, currently housing a workshop area and a gym, superb versatile space perfect for either an office/garden room/ studio or Annex potential (STP). Stylish accommodation throughout.

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.



**Entrance Hall**  
12'1" x 6'3"

**Living Room**  
12'1" x 12'6"

**Dining Room**  
12'6" x 11'8"

**Kitchen**  
25'5" x 8'6"

**Cloakroom**  
3'6" x 5'2"

**Landing**  
8'11" x 5'9"

**Master Bedroom**  
12'5" x 10'9"

**Bedroom Two**  
12'1" x 10'2"

**Bedroom Three**  
7'9" x 6'3"

**Bathroom**  
6'1" x 5'9"

**EPC: D**  
66/82

**Tenure: Freehold**

**DRAFT DETAILS AWAITING  
VENDORS APPROVAL**