

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.

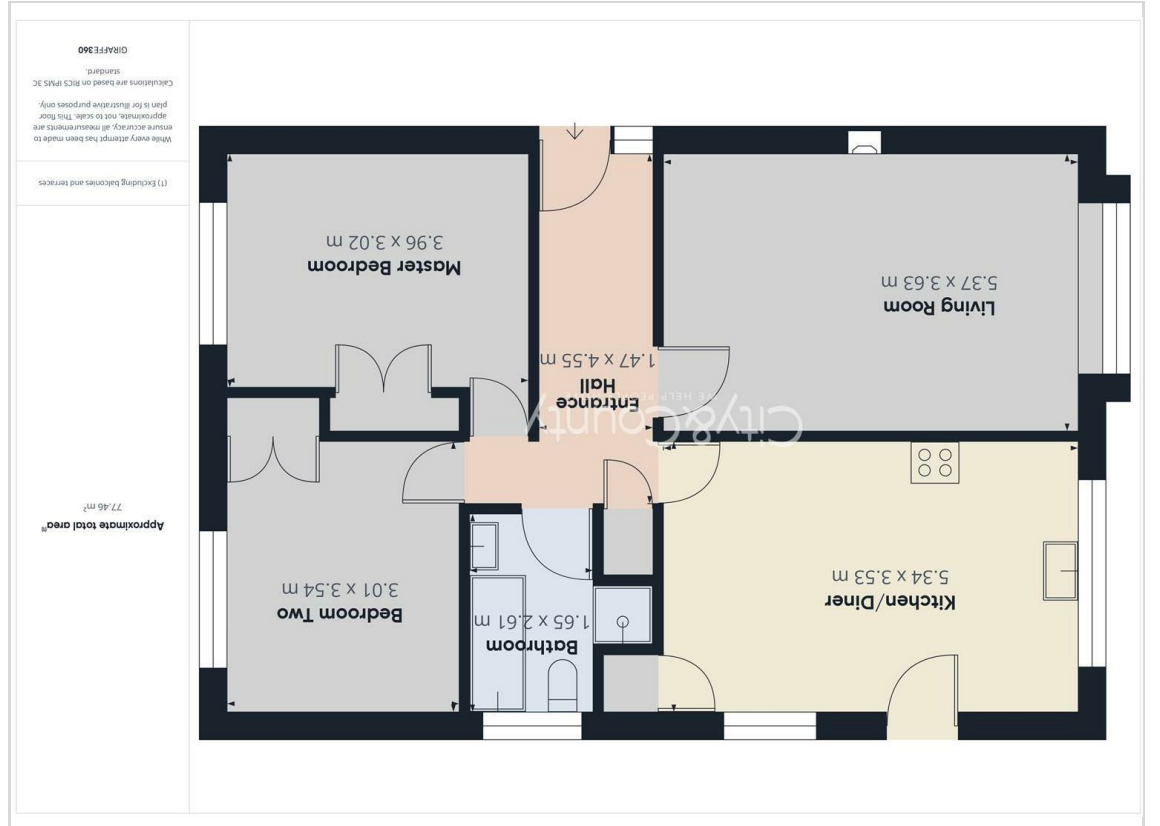
England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

71
86

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



Thorney Road

Crowland, Peterborough, PE6 0AL

£267,500 - Freehold , Tax Band - B



Thorney Road

Crowland, Peterborough, PE6 0AL

Located on Thorney Road in the charming town of Crowland, Peterborough, this recently refurbished detached bungalow is a true gem waiting to be discovered. Boasting one reception room, two bedrooms, and one bathroom, this property offers a cosy and inviting living space perfect for a small family or those looking to downsize.

As you step inside, you are greeted by a modern high gloss fitted kitchen-diner with panoramic views to the front, making it the ideal spot to enjoy your morning coffee or entertain guests. The generous L-shaped entrance hall leads to a spacious living room featuring a charming fireplace, creating a warm and welcoming atmosphere. Both double bedrooms are carpeted for added comfort, and the modern four-piece bathroom is elegantly designed with a recessed shower area, panelled bath, wash hand basin set in a vanity unit, and a close-coupled WC. Finished with a chrome heated towel rail and complimentary tiling, this bathroom exudes luxury. Outside, the property offers an enclosed rear garden and patio area, perfect for enjoying the outdoors in privacy. With parking for up to four vehicles, including a single garage, you'll never have to worry about finding a spot for your car.

Conveniently situated opposite Snowdon playing fields and a stone's throw away from the local doctor's surgery, shops, and services, this bungalow offers both tranquillity and accessibility. Plus, with no forward chain, the path to making this house your home is clear. Don't miss out on the opportunity to own this delightful detached bungalow in the heart of Crowland. Book a viewing today and start envisioning the wonderful life you could create in this lovely property.

Entrance Hall
4'9" x 14'11"

Living Room
17'7" x 11'10"

Kitchen/Diner
17'6" x 11'6"

Bathroom
5'4" x 8'6"

Master Bedroom
12'11" x 9'10"



Bedroom Two
9'10" x 11'7"

EPC - C
71/86

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
Heating features:
Broadband: up to 44Mbps
Mobile: EE - Great, O2 - Great, Three - Great

Parking: Garage, Driveway
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:
Accessibility and adaptations: Level Access
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: C

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.

