



South Street  
Crowland, PE6 0AJ

Guide Price £180,000 - Freehold , Tax Band - A



Floor Plan



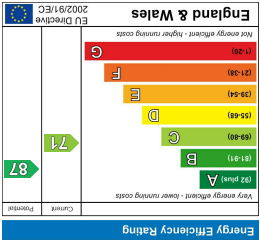
Area Map



Viewing

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.

Energy Efficiency Graph



Disclaimer: 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/>



South Street

Crowland, PE6 0AJ

\*GUIDE PRICE £180,000 - £200,000\*

A quaint and quirky three storey property situated in the heart of the Lincolnshire market town of Crowland, comfortably within walking distance of all local amenities, as well as the imposing Abbey and historic Trinity Bridge. The property has undergone various improvements in the previous years to provide a modern living standard as well as boasting some charming period features.

Internally comprising a cosy living room with a feature fireplace, country style kitchen with integrated cooker and hob, as well as a rear entrance hallway. The first floor hosts the master bedroom, a three-piece family bathroom, and another bedroom which is currently set up as a dressing room. There is a spacious double bedroom to the third floor with views out to the front aspect. Externally to the rear there is an enclosed garden, mainly laid to lawn with two timber sheds and rear gated access.

Living Room  
12'4" x 12'3"

Kitchen  
9'3" x 8'0"

Rear Entrance Hall  
5'3" x 3'2"

First Floor Landing  
6'5" x 3'0"

Master Bedroom  
8'11" x 12'1"

Bathroom  
5'6" x 5'10"

Bedroom Two  
9'4" x 5'10"

Second Floor Landing  
3'4" x 2'7"

Bedroom Three  
12'4" x 8'11"

EPC - C  
71/87

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None



Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Street Parking Permit Not Required  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Ftp  
Internet Speed: up to 80Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

